

Master Plan Map Comments for
Planning District 3

Order:

- a. Submitted in Numerical Order (PD X – X.R)
- b. Staff Recommendation(s) in Numerical Order
(PD X- X)
- c. Multiple Amendments

PD 3-3R

Brian Gibbs Development, LLC

547 Baronne St. Suite #100

New Orleans, La. 70113

504.522.2250

504.522.2254 (f)

July 19, 2011

City Planning Commission
1340 Poydras Street 9th floor
New Orleans, LA 70130

Re: 8000 St. Charles Avenue — Master Plan Map Change Request

To Whom It May Concern:

The Lorraine Apartment building at 8000 St. Charles Avenue was constructed as a multi-family residential structure ca. 1920. The brick and stucco finished masonry building is substantially constructed and, like many apartment buildings constructed during this period, features fine interior and exterior detailing including a marble foyer and a grand central hall with a monumental stair and a fireplace. The apartments were laid out to resemble comfortable single-family accommodations. The building was operated for nearly 90 years as a multi-family residential building. Unfortunately previous owners neglected routine maintenance, and although interior finishes were renewed, the mechanical systems in the building began to decay.

The current zoning classification on the site is RD-2. This classification is designed to allow the construction of one and two family dwelling. The Lorraine Apartment Building has operated as a "non-conforming" use since the Comprehensive Zoning Ordinance was enacted in 1929.

When I purchased the building in late 2007, I found a fully occupied building that presented several potential dangers to the residents including, leaking natural gas, electrical faults, leaking plumbing and other poor living conditions. The conditions in the building were bad enough to ask the residents to leave for their own safety. The decision was made to perform a substantial renovation of the building to correct the obvious faults, renew finishes, install new mechanical systems, and bring the building up to current building code standards. The plan we devised included certification through the National Park Service Historic Preservation Certification program to establish a standard for the quality of the proposed work. Unfortunately, time passed between vacating the building and applying for a building permit to repair the structure. This delay resulted in the loss of the non-conforming status for the building. I have applied to the City Planning Commission to change the zoning classification from RD-2, One and Two Family Residential to RM-2A, Pre-war Residential-Multi Family. This classification is the lowest possible classification that allows the use the building was designed for.

Brian Gibbs Development, LLC

547 Baronne St. Suite #100

New Orleans, La. 70113

504.522.2250

504.522.2254 (f)

The request for a map change to the "New Orleans Master Plan" from Pre-war Residential-Low Density to Pre-War Residential Multi-Family is intended to reflect the historic use of the property and to support our request for zoning change.

My request to change the Master Plan map designation for this property is based on the historic use of the building as a multi-family residential structure. Unlike many multi-family residential structures which operate in the area as non-conforming uses, this building was constructed as an apartment building. The apartment building with more than 13,000 sq ft has been certified by the National Park Service as a historic structure. As the Owner of the building I can see no other use for the property other than the multi-family residential use it was designed for. The thought of converting this structure into a one or two family residence confirming to the Master Plan and current zoning classification makes no practical or economic sense. I will not demolish this beautiful historic structure to construct a new building which conforms to the current land use or zoning classification.

This request to change the Master Plan Map is intended only to support the use on the site that has existed for nearly 90 years. The change in the Master Plan Map will support our request for a change in the zoning classification for the property to reflect the historic use. Ultimately the map change will allow this historic property to be restored and put back into commerce for its intended use.

Thank you for your consideration of this matter.

Yours truly,



Brian Gibbs

8000 St Charles, LLC

BG/RF

PD 3-42

Paul Cramer

From: Patricia Williamson [patwilliamsonmai@gmail.com]
Sent: Tuesday, December 13, 2011 10:01 AM
To: Yolanda W. Rodriguez; Susan G. Guidry; Jackie B. Clarkson; Kelly G. Butler; Paul Cramer; Stacy Head; Kristin G. Palmer; Jon D. Johnson; Cynthia H. Morrell
Cc: Kris Pottharst; Kent Blackwell
Subject: Keep Tchoup Residential - PD3-4R
Attachments: Keep Tchoup Residential Cards_Petitions.pdf

Good morning, I have attached comment cards and petitions from neighbors proximate to State and Tchoupitoulas Street. The overwhelming consensus in our neighborhood is to keep the use of this site residential. When the Tchoupitoulas corridor was completed and the 18 wheelers were diverted away from Tchoupitoulas Street, the entire culture of the street changed. Almost all of the properties between the park and Nashville have been extensively renovated for home ownership by citizens who enjoy the residential lifestyle in this area. There is no type of commercial development that will enhance this area nor are there any services that are not readily available. There is already too much traffic at rush hour and shift change at Children's Hospital. We already have issues with truck traffic from The Lighthouse for the Blind and the old Gumbo Shop. We like our little residential area and want it to not change.

I might add that we initially contacted neighbors with petitions but so many wanted to say something, that we started handing our comment cards and these are attached. All of the comment cards are from neighbors who are within walking distance to this site. Please deny this petition.

Sincerely, Pat Williamson

12/13/2011

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name CYNTHIA R. MARSHALL

Address 321 ALONZO NDLA 70115

* Email Cynthiamarshall@yahoo.com * Phone 504-899-6592

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchepitoulas + State because anything other than residential zoning would ruin this wonderful neighborhood which is representative of all New Orleans hopes to be-

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Draft Comprehensive Zoning Ordinance Comments

Name CARMEN DEMARR

Address 546 OCTAVIA ST

Email Cdemarr1@cox.net Phone

Planning District 3 Neighborhood Audubon Riverside

Comments:

(indicate bounding streets if commenting on zoning map or Article and Section if commenting on the text)

I support the master plan for Tchepitoulas + STATE to remain residential



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name CECILIA SWOBODA

Address 315 ALONZO ST. NOLA 70115

* Email cecilia.swoboda@gmail.com * Phone 895-7094

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because the character of this neighborhood has been shaped by its residents which is why it continues to appeal to young family and remain stable. The intrusion of commercial interests in our area will only serve to weaken the fabric of this neighborhood at a time when New Orleans is striving to create
* must contain phone and/or email contact info.
The very dynamic that our residential area enjoys.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name RON SWOBODA

Address 315 ALONZO ST.

* Email FOUBOTZ@COX.NET * Phone _____

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because ANYTHING OTHER THAN RESIDENTIAL ZONING WOULD THREATEN THE INTEGRITY OF THE SURROUNDING NEIGHBORHOOD THAT HAS, IN OUR 15 YEARS ON ALONZO STREET, BECOME "EVER MORE VIBRANT WITH THE MIX OF NEW, DOWNTOWN AND OLD."



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name R. JACOBSAddress 219 ALONZO ST NOLA 70115* Email rickj732@bellsouth.net * Phone _____Amendment Number PD3-4RPlanning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because this is a residential neighborhood. We have ~~more~~ too many 18 wheelers already coming in the neighborhood for the lighthouse

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Courtney FaneckyAddress 326 ALONZO ST NOLA 70115* Email crtfanecky@yahoo.com * Phone 232-3591Amendment Number PD3-4RPlanning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because development has been and should remain residential. Lots of new residential going up.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Ann MeyersAddress 215 Alonzo St.* Email Meyers@aol.net * Phone _____Amendment Number PD3-4RPlanning District 3 Neighborhood Audubon Riverside

Comments:

Text ☒ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because we are concerned that commercial development of the site will increase traffic congestion and noise. We have enough of that already from the high house for the blind on So. Front.

* must contain phone and/or email contact info.

PD3-4R

MASTER PLAN 11. COMPREHENSIVE ZONING ORDINANCE



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Pat WilliamsonAddress 207 Alonzo St K.comEmail pwilliamson@whitneybank.com Phone (504) 430-7113Amendment Number PD3-4RPlanning District 3 Neighborhood Nashville to Audubon Park

Comments:

Keep Tchoup residential

Text ☐ Map ☐

The master plan has the site at Tchoupitoulas + Audubon Park residential and I and all of my neighbors are opposed to Ben Grubbs's petition to change the future zoning to commercial. I am neighborhood has participated in the master plan since the days of Betty Creppel and we have never wanted from wanting the use of that site to REMAIN RESIDENTIAL - We are organizing comments from the neighborhood and will present these to you by the end of October so



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Suzy Rivera and Scott McGuire

Address 212 Alonzo Street

Email SUZYRIVERA@mac.com Phone 504-329-9486

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☒

Residential use is consistent with what we want as neighbors, the current use of the site, and what the master plan has designated for the site. This great area consists of all types including families w/ small children, a very important reason for wanting to keep it residential and safe.



CREATING NEW ORLEANS' FUTURE TOGETHER
Master Plan Amendment Comments

Name Jeremy McGuire

Address 212 Alonzo St., NOLA 70115

Email ScottMcGuire@mac.com Phone _____

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☒

When I purchased my house, I expected this section of ~~new orleans~~ uptown to remain residential. I do not want the city to change the Master Plan. I don't want new commercial zones created in this section of uptown.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Earl L. ANIALU SR.
Address 204 ALONZO St.
Email _____ Phone 504-895-7581
Amendment Number PD3-4R
Planning District 3 Neighborhood Audubon Riverside
Comments:
Text ☐ Map ☒

Keep the community residential, it would
bring UNWANTED CRIMINALS to the
Neighborhood (People getting robbed and ripped
OFF— We dont need that, I dont think so.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name _____
Address _____
Email _____ Phone _____
Amendment Number PD3-4R
Planning District 3 Neighborhood Audubon / Riverside
Comments:
Text ☐ Map ☒

Add on! (And also people getting killed—
home INVASIONS ETC. My niece WAS A victim
Last SAT. Selling Real-Estate (Stolen credit
cards. "She's getting reimbursed thank God"



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name KATHRYN RIVES

Address 200 ALONZO ST

X Email KATHRYN.RIVES@GMAIL.COM Phone 504-847-4836

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because it will create more truck traffic, decrease property values, increase crime in an area that has no necessity to commercial business. The surrounding blocks have more than enough business. I purchased my house because of the area how it is.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Gerry Escobedo

Address 206 ALONZO ST 70115

X Email _____ Phone 899-0068

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because my apartment backs up to site and it would be bad to be next to commercial. It would be noisy and increase trucks. It is quiet now and should stay quiet.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Melissa Wiseman

Address 5710 Tchoupitoulas St. 70115

* Email mwiseman0827@yahoo.com Phone 615-972-0044

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

I support the Master Plan designation of Pre-war Low Intensity Residential for the parcel at State + Tchoupitoulas because our neighborhood is rich with family, architecture + beauty. We don't need the traffic or mess with the landscape.

* must contain phone and/or email contact info.

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because many people live in and love this neighborhood - a unique residential island on an industrial / commercial corridor.

* must contain phone and/or email contact info.

Mimi Read

readmimi@gmail.com

(504) 899-4020

5731 Tchoupitoulas



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Mary Tranchina

Address 5800 Tchoupitoulas St. N.O. La 70115

* Email

* Phone 899-1148

Amendment Number PD3 - 4R

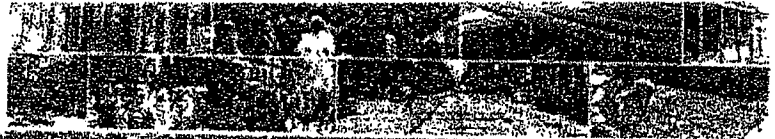
Planning District 3

Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

I support the Master Plan designation of Pre-war Low Intensity Residential for the parcel at State + Tchoupitoulas because I want this area to stay residential only. We have too much traffic on this street already, including 18 wheelers which was suppose to go to the road behind the flood wall enter Felicite St.
* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name



Mr. George L. Luft, Jr
5801 Tchoupitoulas St
New Orleans, LA 70115

Address

* Email NONE

* Phone 897-0058

Amendment Number PD3 - 4R

Planning District 3

Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

I support the Master Plan designation of Pre-war Low Intensity Residential for the parcel at State + Tchoupitoulas because There is no need for a shopping mall on this site

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name DAVID URQUHART

Address 5819 Tchoupitoulas

* Email David.Urquhart@BellSouth.net Phone 504-214-5871

Amendment Number PD3 - 4R

Planning District 3 Neighborhood Audubon / Riverside

Comments: David.Urquhart@BellSouth.net

Text ☐ Map ☐

I support the Master Plan designation of Pre-War Low Intensity Residential for the parcel at State + Tchoupitoulas because

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Ray Paternostro

Address 5822 Tchoupitoulas St

* Email Ray.Pat.SR@BellSouth.Net Phone (504) 723-5501

Amendment Number PD3 - 4R

Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

I support the Master Plan designation of Pre-War Low Intensity Residential for the parcel at State + Tchoupitoulas because there is already significant traffic congestion on Tchoupitoulas St. during rush hour.

* must contain phone and/or email contact info. Ray Paternostro



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Blanca and David Doll

Address 5830 Tchoupitoulas

*Email davedoll55@gmail.com *Phone 891-7034

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

I support the Master Plan designation of Pre-war Low Intensity Residential for the parcel at State + Tchoupitoulas because our neighborhood/homes/quality of life has vastly improved since moving into this neighborhood. We do not want the disruption as with that comes crime.

* must contain phone and/or email contact info.

Print

Page 1 of 1

Subject: Amendment No. PD3-4R, Planning District 3, Neighborhood: Audubon/Riverside

From: Blanca Doll (blancaroblesdoll@gmail.com)

To: cpcinfo@nola.gov; sgguidry@nola.gov; jbclarkson@nola.gov; stateandtchoup@yahoo.com;

Date: Monday, October 31, 2011 5:11 PM

My husband and I support the Master Plan Designation of Pre-War Low Intensity Residential (parcel at State and Tchoupitoulas). We have been living at 5830 Tchoupitoulas for the last 10+ years and have seen vast improvements to our neighborhood. It is our hope that we continue to see our neighborhood thrive. Younger people are moving into our area and our hope is that it becomes more child and family friendly. Making it commercial/residential will not be to the benefit of the neighborhood.

Sincerely,

Blanca Doll

5830 Tchoupitoulas Street

New Orleans, Louisiana 70115

(504) 891-7034



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Eunice Williams

Address 5910 Tchoupitoulas

*Email EuniceWilliams@aol.com *Phone 504-250-0348

Amendment Number PD3-4R

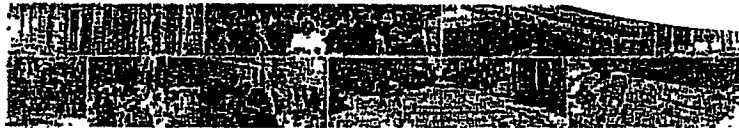
Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

I support the Master Plan designation of Pre-War Low Intensity Residential for the parcel at State + Tchoupitoulas because we all ready have enough heavy commercial traffic

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Susan West

Address 5927 Tchoupitoulas St

*Email libwest@earthlink.net *Phone

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

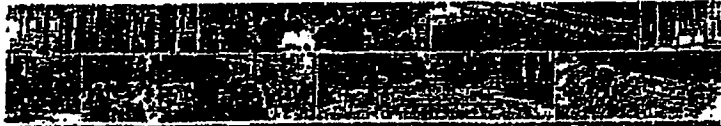
Comments:

Text ☒ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because

- aspect of the neighborhood is largely its residential nature
- Traffic flow to/from Audubon Pk / Children's Hosp / Crescent City Connection is substantial
- There is no street parking on Tchoupitoulas St.
- Commercial/shopping areas are adequate & close, incl Winn Dixie, Strip mall

* must contain phone and/or email contact info.



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Master Plan Amendment Comments

Name Pierre A. McGRATH
Address 5933 Tchoupitoulas NOLA 70115
*Email MCP454b@yahoo.com *Phone 504 897-2721
Amendment Number PD3-4R
Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + I State, because I want:
1. less commercial traffic in neighborhood.
2. want to maintain property values (residents all)
3. Maintain quality of life of neighborhood.

* must contain phone and/or email contact info.

[Signature]



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Master Plan Amendment Comments

Name Chi C. Yip
Address 5939 Tchoupitoulas St., New Orleans, LA 70115
*Email mooschielove2280@gmail.com *Phone 504-617-2488
Amendment Number PD3-4R
Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + I State because I don't want to live in a neighborhood that is going to be overwiden with traffic and businesses. If that's the case, I would move to Metairie. However, Uptown and my neighborhood has culture, has a distinct homey feeling



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name LISA YIP

Address 5939 Tchoupitoulas St NOLA 70115

* Email lisafyipe@hotmail.com * Phone 504-881-6386

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because we don't need more commercial properties as there are businesses less than 4 blocks away. And we lose the ambiance and what makes this area distinct and special.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Li Yip

Address 5937 Tchoupitoulas Street New Orleans LA 70115

* Email liyip2001@yahoo.com * Phone 504-473-8169

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because I don't want to live in an area full of businesses. Otherwise, this just becomes another city, another town, another business. Making it commercial would cause me to consider moving to another area that appreciates uptown

Master Plan Amendment Comments

Address 6301 Tchoupikoulan 70108

*Email neworleansmelisa@gmail *Phone 891-0245

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

☐ Text ☐ Map ☐ ☐ Other

I support the Residential designation in the Master Plan for the southeast corner of Tehoupitoulas + State, because I

support The Master Plan ~~area~~ ~~area~~
~~area~~ Designation
as Low density Pre-war Residential.

must contain phone and/or email contact info.

Print

Page 1 of 1

Subject: Re: State/Tchoup Comment Cards due!

From: Guillermo Nanez (gns70118@yahoo.com)

To: kpottharst@yahoo.com; stateandthoup@yahoo.com;

Date: Monday, October 31, 2011 10:34 PM

31.X.11 As a long-time resident of the 6200-block of Tchoupitoulas, I have seen a great increase in traffic on Tchoupitoulas and the connecting streets. The area from Magazine to Tchoupitoulas, Audubon Park to Nashville is a stable, residential neighborhood, but it faces frequent pressures to extend commercialization through requests for zoning changes. This is happening again with the State and Tchoupitoulas corner. The establishment of a high-traffic business at that corner seems ill-conceived. The corner has limited street access. State Street is a narrow, congested residential way that deadends one block after the corner in question at the river. Tchoupitoulas ends in four blocks at the park. A zoning variance would set a pernicious precedent that will have a negative impact on the neighborhood. Traffic would increase and, if the business were to close, the variance would remain. Doesn't the Walgreen's further down the street serve the pharmacy needs of the neighborhood?

I strongly oppose granting the variance sought by the owners of the tract and hope that the request is not approved.

Respectfully submitted,

Guillermo Nanez

6223 Tchoupitoulas

Ward 14, Precinct 3



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Tom Rey

Address 6301 Tchoupitoulas 70118

* Email trerey@yahoo.com * Phone 891-0245

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because there is already too much traffic in the area. Come up with a traffic solution.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Jane Rey

Address 6301 Tchoupitoulas 70118

* Email * Phone 891-0245

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because the area already has a commercial center @ Jefferson & Tchoup & a commercial corridor on Magazine.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Fred Rhoads

Address 6307 Tchoupitoulas St

*Email frhoads1@cox.net *Phone 504-733-5888

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because

Tchoupitoulas should stay residential and master plan shouldn't be amended.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Alice Rhoads

Address 6307 Tchoupitoulas St 70118

*Email alice.rhoads@cox.net *Phone 504-324-9278

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because supporting master

plan.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Cornel Ruder

Address 6309 Tchoupitoulas St.

* Email Cornel.mayrubi@ymail.com * Phone 504 388 3814

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☒ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because of traffic congestion and peace in the neighborhood.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name LOURDES Keiffer

Address 6333 Tchoupitoulas St

* Email LKeiffer@wwlTV.com * Phone 504 529-6214

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because I support keeping Tchoupitoulas Residential between Jefferson & Audubon Park.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Richard Keiffer

Address 6333 Tchoupitoulas St

* Email RKeiffer@cox.net * Phone 504 715-6020

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the
Master Plan for the southeast corner of
Tchoupitoulas + State because we don't
Need more commercial property on the Audubon
Park end of Tchoupitoulas. Keep the park peaceful

* must contain phone and/or email contact info.

PD3-4R

CLAUDE CADELLA

301 WEBSTER

NEW ORLEANS 70118

PHONE DAY 897-1597 OR 7210

EVENINGS 897-6561

KEEP TCHOUPITOUHAS

RESIDENTIAL BETWEEN

NASHVILLE AVE. & AUDUBON PARK

AS IT HAS BEEN FOR 200 YEARS

William G. Clark

408. Webson

New Orleans, La 70118

CLAR 1784 @ BellSouth.NET

897-2985

Keep Tchoupitoulas residential

PD3-4R

Cheryl DeHaven

314-16 Webster St

N.O., LA 70118

(504) 331-2725

Keep Tchoupitoulas Residential
as it has been for 200 years
between Nashville Avenue +
Audubon Park



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Donna Rehage

Address 5932 Annunciation St.

*Email donna@donnarehage.com *Phone 504-400-7484

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the
Master Plan for the southeast corner of
Tchoupitoulas + State because



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Paul GREGORY

Address 5932 Annunciation St.

*Email paul@paulgregory.com *Phone 504-813-5804

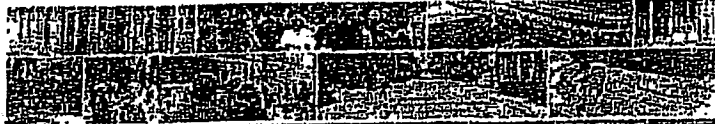
Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the
Master Plan for the southeast corner of
Tchoupitoulas + State because I enjoy the
neighborhood as it is without the parking and
congestion issues



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name DENNIS MAGUIRE
Address 5946 ANNUNCIATION ST. NEW ORLEANS LA 70115
* Email PM457PRODUCTIONS@AOL.COM * Phone 504/859-2191
Amendment Number PD3-4R
Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☒ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because WE DON'T NEED NEW COMMERCIAL AS A NEIGHBORHOOD

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name DEIRDRE L. LAGARDE
Address 5947 ANNUNCIATION ST.
* Email DLAGARDE1@COX.NET * Phone 504.897.3341
Amendment Number PD3-4R
Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

I WANT THIS AREA TO STAY RESIDENTIAL SO WILL REMAIN FAMILY ORIENTED.

Deirdre L. Lagarde

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name CHARLES LAGARDE

Address 5947 ANNUNCIATION ST.

* Email CLAGARDE2@COX.NET * Phone 504 897-3341

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because

WE WANT OUR NEIGHBORHOOD TO REMAIN A RESIDENTIAL PLACE WHERE FAMILIES CAN ENJOY BEING OUTSIDE TOGETHER. WE ARE ALSO VERY CONCERNED ABOUT TRAFFIC AND PROPERTY VALUES.

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Bill O'Leary

Address 5951 Annunciation

* Email woleary4@cox.net * Phone 985-634-9589

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

Please keep Tchoupitoulas Residential from Nashville to Audubon Park. There is already too much traffic with the hospital. We don't need more noise and heavy trucks coming down State or Tchoupitoulas. Keep our small neighborhood Residential. Thank you

* must contain phone and/or email contact info.



Master Plan Amendment Comments

Name Laura O'LearyAddress 5951 Annunciation St. N.O. LA, 70115* Email woleary4@cox.net * Phone 504-891-4065Amendment Number PD3-4RPlanning District 3 Neighborhood Ardubon / RiversideComments: I am against the change in zoning.Text ☐ Map ☐ masterI like the intended plan to keep Tchoupitoulas Residential.Making it commercial zoning would greatly increase the traffic in a very busy area (Children's Hospital) Having large trucks and odd delivery hours would result in noise + light pollution. This is an area that needs to continue as residential.* must contain phone and/or email contact info.

This area is one of the few real neighborhoods in the city with a popular children's park on Annunciation (Alma Peters' Playspot). Already there is traffic speeding down Annunciation to avoid Tchoupitoulas. That would most likely get worse if there was commercial activity on Tchoupitoulas from Nashville to the park. Please keep our neighborhood safe and don't approve the amendment. Stick to the master plan for the area to stay residential.

Thank you

PD3-4R

NEW ORLEANS
MASTER PLAN COMPREHENSIVE ZONING ORDINANCE



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name ANDREW PALMER
Address 5955 ANNUNCIATION ST
Email APALMER@aol.com Phone 504-897-3348
Amendment Number _____
Planning District 3 Neighborhood _____

Comments:

Text ☐ Map ☒

KEEP PRE-WAR LOW DENSITY
RESIDENTIAL HU-RDI, HU-RDI
FOR SQUARE BOUNDED BY
ALONZO, FRONT, TCHAPITOLAS & STATE
WITH NO INTENSE DEVELOPMENT IN
THIS FRAGILE RESIDENTIAL AREA

NEW ORLEANS
MASTER PLAN COMPREHENSIVE ZONING ORDINANCE



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name HELEN & ANDY POLMER
Address 5955 ANNUNCIATION ST.
Email hlpolmer@aol.com Phone 504-897-3348
Amendment Number _____
Planning District PD3-4R Neighborhood ARNA

Comments:

Text ☐ Map ☐

KEEP PRE-WAR LOW DENSITY RESIDENTIAL
ZONING

OCT 27 2011

NEW ORLEANS
MASTER PLAN - COMPREHENSIVE ZONING ORDINANCE



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name PETER ZENGEL

Address 5958 ANNUNCIATION ST.

* Email PZENGEL@HOTMAIL.COM

* Phone 504-891-5958

Amendment Number PD3-4R

Planning District 3

Neighborhood Ardbon / Riverside

Comments:

Text ☐ Map ☐

I SUPPORT THE RESIDENTIAL DESIGNATION IN THE MASTER PLAN FOR THE SOUTHEAST CORNER OF TCHOUPIULAS AND STATE STREETS AS COMMERCIAL DEVELOPMENT IN THAT LOCATION WOULD DIMINISH THE NEIGHBORHOOD DUE TO THE INCREASE IN VEHICULAR AND FOOT TRAFFIC AND WOULD COMPOUND THE PROBLEM OF INSUFFICIENT PARKING IN THE AREA. THE QUANT CHARACTER OF THE NEIGHBORHOOD WOULD BE DAMAGED.

OCT 27 2011

NEW ORLEANS
MASTER PLAN - COMPREHENSIVE ZONING ORDINANCE



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Vndine Jost

Address 5958 Annunciation St

* Email VJOST@HOTMAIL.COM

* Phone 504-891-5958

Amendment Number PD3-4R

Planning District 3

Neighborhood Ardbon / Riverside

Comments:

Text ☐ Map ☐

Please keep the Residential designation for the Tchoupitoulas street stretch beyond the already overly commercialized area beyond Nashville. Increased traffic diminishes the character of our neighborhood, endangers the children going from St. The Blind Peters Playspot, ramps the structures of our 100+ year old houses, and has the potential of increasing crime. It may also impede emergency traffic bound from Children's Hospital



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name KEN PARIS

Address 5964 ANNUNCIATION ST

* Email Kparis1a@yahoo.com

* Phone 504 897 3831

Amendment Number PD3 - 4R

Planning District 3

Neighborhood Ardbon / Riverside

Comments:

Text ☐ Map ☐

Tchoup / State should remain
a residential corner via the master
plan.

Ken Paris

*** must contain phone and/or email contact info.**



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name CHRIS J. LEGE

Address 5964 ANNUNCIATION ST

* Email Clege@yahoo.com

* Phone 504 897 3831

Amendment Number PD3 - 4R

Planning District 3

Neighborhood Ardbon / Riverside

Comments:

Text ☐ Map ☐

Please leave the corner of State / Tchoup
residential in nature. The master
plan can insure this.

Chris

*** must contain phone and/or email contact info.**



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Jane Sizeler
Address 6117 Annunciation St.
Email jsizeler@hotmail.com Phone 861-939
Amendment Number _____
Planning District PD3-4R Neighborhood Riverside ARNA _____

Comments:

Text ☐ Map ☐

Go to Pre-War Low Density - Residential Zoning
No intense Development



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name WILLIAM SIZELER
Address 6117 ANNUNCIATION ST
Email WJS@SIZELER.COM Phone 504 813-9225
Amendment Number _____
Planning District PD3-4R Neighborhood RIVERSIDE ARNA _____

Comments:

Text ☐ Map ☐

Go to Pre War Low Density - Residential Zoning
NO INTENSE DEVELOPMENT



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CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Michael Middleton

Address 303 Calhoun St, NOLA 70118

X Email

*Phone 504-56-379

Amendment Number PD3-4R

Planning District 3

Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because it will

keep the neighborhood quiet. Thanks!

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name LYNN MIDDLETON

Address 303 CALHOUN STREET, NOLA 70118

X Email lynnallisonmiddleton@gmail.com

*Phone 504-473-1414

Amendment Number PD3-4R

Planning District 3

Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because we should

continue forward with the master plan - strictly. As each ~~contractor~~ ~~contractor~~ one contractor after another receives exemptions, the entire master plan would be worthless. Also, this area cannot handle anymore

* must contain phone and/or email contact info.

lynnallisonmiddleton@gmail.com

traffic or parking problems



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name MARY K. BURKE

Address 331 CALHOUN ST

* Email mbob51@cox.net * Phone (504) 891-8959

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because we do not need any commercial in an old-time residential neighborhood

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Jane A. Burke

Address 331 Calhoun St

* Email JAB@59@cox.net * Phone 504-452-6242

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because additional traffic would ruin tranquility of neighborhood. Bring up so wanted activity.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Mrs. Lourdes M. Burke

Address 331 Calhoun St - NO La. 70118

☒ Email

*Phone 504-891-8956

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because
Keep "Master Plan" as is.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name LOURDES A. BURKE

Address 331 Calhoun St

☒ Email 810616@cox.net

*Phone 504-891-8956

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because there are
enough commercial areas without disrupting a residential neighborhood

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Nancy Mareels

Address 325 Calhoun St

* Email nolanance@hotmail.com * Phone 504 296 0028

Amendment Number PD3 - 4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because of want to maintain the low density designation and the residential-level traffic pattern as now exists.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Joan Redmann

Address 405 Calhoun Street

* Email NONE * Phone (504) 891-2453 Anytime

Amendment Number PD3 - 4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because OF the increase of speeding traffic, the Litter from vehicles passing by, PARKING problems and I could continue, since these problems are ongoing right now. I reject any business in this area.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Cornice Keller

Address 417 CALHOUN ST

* Email YIPPIE.KELLER@AOL * Phone 891-9304

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the
Master Plan for the southeast corner of
Tchoupitoulas + State because
Not to fit with this old neighborhood

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Bernard Keller

Address 417 CALHOUN ST.

* Email GERRY@PFSNO.COM * Phone 891-6222

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the
Master Plan for the southeast corner of
Tchoupitoulas + State because TRAFFIC CONVEYS
WILL LOSE NEIGHBORHOOD FEEL + APPALC

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name John Otis

Address 418 Calhoun St.

* Email john_otis@bellsouth.net * Phone 899-2639

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because I support the Master Plan.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Jill Otis

Address 418 CALHOUN ST.

* Email jill_otis@bellsouth.net * Phone 899-2639

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because I support the Master Plan for our neighborhood.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Alicia Kokemor
Address 424 Calhoun
X Email jkokemor@cox.net *Phone (504) 454-6388
Amendment Number PD3-4R
Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because I want only residential status NOT BUSINESS

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name JAMES J. KOKEMOR
Address 424 CALHOUN ST NOLA 70118
X Email jkokemor@cox.net *Phone 504-454-6388
Amendment Number PD3-4R
Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because I don't want the additional trash and traffic in our neighborhood.

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name David EDERER

Address 523 Calhoun

* Email dlederer@tulane.edu * Phone 504-891-8205

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because of additional traffic congesting an already overutilized street system serving Children's Hospital and the park.

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Rose Marie Ederer

Address 523 Calhoun Street

* Email dlederer@tulane.edu * Phone 891-8205

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because of the additional traffic this complex will bring to an area that has difficulty dealing with the traffic connected with Children's Hospital and normal everyday commuter traffic.

* must contain phone and/or email contact info.

Subject: "KEEP TCHOUPITOULAS RESIDENTIAL!"

From: Bridget Kennedy (BKennedy@mrsnola.com)

To: cpcinfo@nola.gov; jbcclarkson@nola.gov; stateandtchoup@yahoo.com;

Date: Thursday, October 27, 2011 11:24 AM

Dear Mrs. Clarkson and others:

I am a lifelong resident of the 700 block of Calhoun St. While I believe progress can be a good thing, the atrocities occurring in our lovely residential area (e.g., Pilates studio, 6300 block of Constance St., Children's Hospital, etc.) are all working to the aesthetic and functional detriment of our area. I am not an enemy of Children's Hospital, but whatever "improvements" they have made in the past years have contributed to flooding of our neighborhood during hard rains, where the water runs off of their property and into our streets, including Tchoupitoulas. This NEVER happened in our area until a few years ago and is not Katrina-related. I am greatly opposed to the industrialization of Tchoupitoulas, Nashville to the park.

I worked briefly for Children's Hosp in the past and I noticed then that they and LSU are in some sort of "cahoots" regarding not only Children's, but the DePaul Hospital and the former U.S. Army hospital on Tchoup and State streets. They are not above board on any of this. Also, the area inside the walls of the Army Hospital is full of 100-year-old oak trees and is a beautiful area. It would make me sick to see any of that destroyed in the name of "progress."

Thank you for this opportunity to voice my opinion. I sincerely hope that you will keep the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas and State streets.

Bridget S. Kennedy

714 Calhoun Street



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name DAVID GILLIN

Address 620 CALHOUN

X Email DAVID.GILLIN@BELL.SOUTH.NET *Phone 897-4657

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because there already exists too much commercial development near the park.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Jon Silverman

Address 6018 Constance ST. e-mail

X Email JON.SILVERMAN@GMAIL.COM *Phone 897 5303

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because lack of DRAINAGE

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Lindy Silverman

Address 6018 Constance

* Email LPets@BellSouth.com Phone 450 7139

Amendment Number PD3 - 4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because potential (b) (6) file

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Cephas Reis

Address 212 Elemore St

* Email amadeus2000.net Phone

Amendment Number PD3 - 4R

Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

I support the Master Plan designation of Pre-war Low Intensity Residential for the parcel at State + Tchoupitoulas because

1. More Business = Increased Traffic = Bad for Residents in the whole area. There will be more noise & more Big Rigs.

2. CVS, 24/7 and/or Borge and/or Home Residential lighting means discomfort for people in the area.

* must contain phone and/or email contact info.

Creating New Orleans' Future Together
Master Plan Amendment Comments

Name: R. Reis
Address: 212 Eleonore St. New Orleans Louisiana 70115-2131
Email: ReuelReis@gmail.com
Phone: 504 - 460 - 3134
Amendment Number: PD# - 4R
Planning District: 3
Neighborhood: Audubon / Riverside
Comments:

I support the Master Plan designation of Pre - War Low Intensity Residential for the parcel at State And Tchoupitoulas because:

This is a historically residential neighborhood. Any business owners or new residents moving into an old community should try to fit in and find equilibrium with the current environment. A CVS at the corner of State and Tchoupitoulas does not represent equilibrium with the current residents. In fact it is a push towards commercialization of an area of up and coming home values and visual beauty that will add much more to the economic and aesthetic value of New Orleans in the short and long term. CVS is therefore not welcomed by my self or any current resident I have spoken with.

Thank you for hearing my opinion, feel free to contact me for further exposition,
R. Reis
M.A. in Economics
26 Year Neighborhood Resident

new orleans
MASTER PLAN AND COMPREHENSIVE ZONING ORDINANCE



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Julie Schwartz
Address 418 Eleonore St
*Email dejumaje@cox.net *Phone 504-894-8317
Amendment Number PD3 - 4R
Planning District 3 Neighborhood Audubon Riverside
Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because there is already too much noise and traffic in our area. There is plenty of commercial space in the city that is not being used. It is the people who make the city work: we should not chase them out to put up more stores.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Isabelle Henderson

Address 514 Eleonore St

* Email LSCHNGTDAU@gmail.com * Phone 504-891-4460

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the
Master Plan for the southeast corner of
Tchoupitoulas + State because



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Sandra Hartley

Address 206 Nashville Ave

* Email hart453@bellsouth.net * Phone 504-897-2481

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the
Master Plan for the southeast corner of
Tchoupitoulas + State because it has always
been residential + there is enough commercial property
at Jefferson

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Valerie Touchet

Address 210-212 Nashville Ave.

* Email tehcuotv@aol.com * Phone 899-5943

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because this has been a residential area since I was 4 years old. At 55, I am still living in my old neighborhood. Walking and visiting with my neighbors is still why I stay here. Please do not destroy the sense of family + community our neighborhood brings.

*** must contain phone and/or email contact info.**

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Bambi M Turner

Address 211 Nashville Ave.

* Email _____ * Phone 504-235-8833

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because it is currently a quiet neighborhood w/ an average level of traffic + would like it to stay that way.

*** must contain phone and/or email contact info.**

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name CHARLES GRAFT

Address 215 Nashville

*Email _____ *Phone 891-7508

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Cathy Graft

Address 215 Nashville Ave

*Email _____ *Phone 504 891-7508

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because it should be left as residential. We do not need any more drug stores around here.

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Kyle Sclafani

Address 220 Nashville

* Email Sclafno@yahoo.com * Phone 504-879-4079

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because opening up zoning as proposed would change the feel and character of the neighborhood in a negative way, e.g. traffic congestion, damage to aesthetics.
* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Lindsey A. Gear

Address 234 Nashville Ave

* Email lgear83@gmail * Phone 504 231-7289

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because it's bad enough traffic as it is. This is a family area not a place for more business. Put on magazine if anywhere.
Any Questions call (504) 231-7289 Lindsey Gear
* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name DIXIE MOORE
Address 239 NASHVILLE AVE (RENTER)
* Email DIXIE-10woman@yahoo.com
Amendment Number PD3-4R
Planning District 3 Neighborhood Audubon / Riverside
Comments:

Text ☐ Map ☐

I support the Master Plan designation of Pre-war Low Intensity Residential for the parcel at State + Tchoupitoulas because

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name FRANK DAVIES
Address 328 Nashville
* Email F.Davies@Berkshire.net Phone 895-2788
Amendment Number PD3-4R
Planning District 3 Neighborhood Audubon Riverside
Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State, because we want to do it right as it is.

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Patricia Monaghan

Address 410 Nashville Ave Apt C

* Email PATTIMONACHAN07@gmail.com * Phone 504-919-4104

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because it has historically been a residential area and should remain the same going forward.

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Shelly Trione

Address 420 Nashville Ave.

* Email sptrione@hotmail.com * Phone 251-591-2160

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because
It should remain residential!

Shelly Trione

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Robert Close

Address 801 Nashville NOLA 70115

* Email close42@bellatl.net * Phone 847-0717

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because we need to keep this area residential only!

RC

* must contain phone and/or email contact info.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name JERRY CARLISLE

Address 507 Nashville NOLA 70115

* Email jdc70115@bell.south.net * Phone 895-5538

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because it has always been residential.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER
Draft Comprehensive Zoning Ordinance Comments

Name Régine Lynch
Address 520 Nashville
Email RLYNCH214@hotmail.com Phone _____
Planning District 3 Neighborhood Audubon Riverside

Comments:

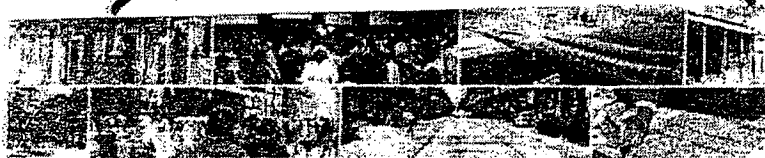
(indicate bounding streets if commenting on zoning map or Article and Section if commenting on the text)

I support the master plan for Tchoup & STONE
to remain residential.

Please comment by November 1, 2011. - cpinfo@nola.gov - 504-658-7033 - www.nolamasterplan.org
New Orleans City Planning Commission, 1340 Poydras Street, Suite 900, New Orleans, LA 70112

Bob Baker ph. 318-426-8014
730 Nashville Ave
New Orleans, LA 70115

I want Tchoup to remain
residential



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Suzanne N. Elliott

Address ~~5548-50 Annunciation St~~

* Email

* Phone 897-9216

Amendment Number PD3-4R

Planning District 3

Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

Unnecessary intrusion into quiet residential area.
Duplication of services - another CVS + Walgreen's
Close-by. Additional high traffic areas / concrete
barriers - erodes quality of life

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Mary Lee Burke

Address 329 State St., 70118

Email

Phone 891-3824

Amendment Number PD3-4R

Planning District 3

Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☒

① Lighthouse for the Blind is a block down from area in question. Blind people practice with their canes around the neighborhood. They don't need more traffic on streets + sidewalks.

② State St. badly needs repaving now. With added traffic including trucks, it will become impassable.

③ I bought this house in 1991 & have loved the place here. Please don't ruin our neighborhood + property value with unwanted



CREATING A BETTER FUTURE TOGETHER

Master Plan Amendment Comments

Name Pamela K. Eveline
 Address 5811 Tchoupitoulas
 * Email pam.eveline@comcast.net Phone 504-897-5357
 Amendment Number PD3-4R
 Planning District 3 Neighborhood Audubon / Riverside
 Comments:

Text ☐ Map ☐

I support the Master Plan designation of Pre-war Low Intensity Residential for the parcel at State + Tchoupitoulas because

we purchased our property twenty eight years ago, because we were told that the trucks would not be allowed on the street from Nashville to the park in the coming years. We saw a great improvement in the neighborhood when the trucks were no longer allowed on the street.

Since Katrina many young families with small children moved into the neighborhood. Additional traffic would put children and their pets in danger. Also, since Katrina Tchoupitoulas area has a chance to see some of the prosperity of the uptown neighborhood filter to Tchoupitoulas, because we are in a no flood zone.

Removing the residential status would lower our property value

Pamela K

KEEP TCHOUP RESIDENTIAL!!

Between Nashville and the Park

We are opposed to any commercial development at State and Tchoupitoulas!!!

	Name	Address	Phone	Email	
1	Jay Smith	58145 Front St	617-2229		
2		58145 Front St	617-2229		
3	Velbert Stampley	5967 Tchoupitoulas	205-382-1097	Velbert@att.net	
4	VONAL L. STASINGHAM	6045 TCHOUPITOULAS			
5	Penelope Treese	1329 St. Mary St	779-7749	penelopetree@gmail.com	
6	Steve Kumm	211 ALONZO ST	481-0410	stevekumm@aol.com	
7	CALL L. ANIAU JR	204 ALONZO ST	895-7581		
8	Blad Zimmer	6215 Tchoupitoulas St		BZim11@yahoo.com	
9	Michele Beelman	6319 Tchoupitoulas	908-3423	mimbelman@hotmail.com	
10	Everett Beelman	6319 Tchoupitoulas	908-3423		
11	Desiree Bergern	6057 Tchoupitoulas	504-895-9690	desireeb@bellsouth.net	
12	Fred Rhoads	4307 Tchoupitoulas	324-8279	frhoads1@cox.net	
13	Alice Rhoads	6307 Tchoupitoulas	324-1279	alicehoads@cox.net	
14	KATHARINE RIVES	200 ALONZO ST	812-4436	katharine.rives@att.com	
15	Suzzy Rivera	212 Alonzo St	874-5450	Suezyrivera@mac.com	
16	Florencia Rivera	185 Walnut St #10	710-5571	Florencia.rivera@hotmail.com	
17	Scott McGuire	212 Alonzo St	329-9486	scottmcguire@mac.com	
18	Simone Hamilton	729 Peruvian St	428-3691	shamilton@shred.com	
19	Helen Katz	6850 Armand Circle	236-6825	helenkatz@erx.net	
20	JENIFER DRAKE	5831 LAUREL	881-3060	jenky5831@gmail.com	
21	W. Wagnon	278 Newmar Ave	494-8622		
22	Jerry Carlisle	507 Nashville NOLA	895-5538	jdcarl15@bellsouth.net	
23	Marlys Sweeney	5934 Laurel NOLA	899-8380	marlyswork@usa.net	
24	David Carlisle	507 Nashville	895-5538	dpcr@bellsouth.net	
25	David Carlisle	5924 Laurel NOLA	897-916	belliofheacgsteeladvertising.com	
26	Patricia Brockman	3118 S. Galvez ST N.O.	899-5652		
27	Susan Clark	1401 RELEC BLVD NOLA	70122 288-0521		
28	Jim Cripps	4632 PALMYRA ST 70119	301-0028		
29	BETSY WAKEFIELD	1814 Moss 70119	482-0670		
30	PATRICIA GINARD	2825 ORCHID ST NOLA 70119	482-0622		
31	Tommy Boehm	2825 ORCHID ST NOLA 70119	482-0622		
32	MARGIE PEREZ	1801 ALVAR ST NOLA 70117	952-5545		
33	Cathy Scribner	6422 Bertha Dr NOLA 70122	895-2128	Cathy	
34	Ann Zellitz	6313 Hurst St 70118	891-1203		
35	Jan Pearl	121 N. Gay St 70114	258-5724	shuff@janispearl.com	
36	Elen Abrams	927 Race St 70130	522-7011		
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KEEP TCHOUP RESIDENTIAL!!

Between Nashville and the Park

We are opposed to any commercial development at State and Tchoupitoulas!!!

Name

Address

Phone

Email

1	Stanley Harwig Sr	5957 Tchoup	899-6957	
E2	Jule Goldkey	6067 Tchoup	895-1855	ilysej@gmail.com
E3	Tim McIntyre	6035 Tchoup	914-6035	tim.mcmintyre@gmail.com
E4	Tom Haeil	5942 Tchoup	608-523-1355	tomhael100289@hotmail.com
5	Johnny Parker	5706 ANNUNCIATION	259-3266	
E6	William NAVE	26223-29 Tchoup	891-8847	gms70118@yahoo.com
E7	Melissa Ray	6301 Tchoupitoulas	891-0245	neworleansmelisa@gmail.com
8	Cheryl DeHaven	316 Webster ST.	331-2725	C. 458-5269
E9	Casey LaGarde	6127 Tchoupitoulas	615-7897	C/agarde@latterbkm.com
10	William NAVE	300 Webster St.	891-8847	
E11	Rachel Webre	5969 Tchoupitoulas St.	897-3793	rwebre@gilllaw.com
E12	Will Webre	5969 Tchoupitoulas St.	897-3793	will.webre@ihg.com
13	LAZAROS GIOANNIS	300 WEBSTER ST.	896-8412	
E14	Roger Gorman	306 State ST.	473-1194	rgorman@chnoka.org
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☒ Sent letter

16 yrs
on Magazine

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32-23
webster
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1968
43 years

KEEP TCHOUP RESIDENTIAL!!

Between Nashville and the Park

We are opposed to any commercial development at State and Tchoupitoulas!!!

	Name	Address	Phone	Email
1	Linda Coe	310 Webster St	899-2269	LCoe4@hotmail
2	CAROLYN ZANDER	305 Webster St	899-1284	
3	Judith Howard	6123 Tchoupitoulas	318-573-6181	Suon LLC@hotmail.com
4	John Darbonne	6033 Tchoupitoulas	310-266-9886	Darbhone.John@j@gmail.com
5	Danielle Nighly	6033 Tchoupitoulas	310-266-9886	dannersone@gmail.com
6	John Nighly	311 Webster St	899-4797	JANBAND@CAPTAINBAND.COM
7	E. Lee J. J. Mudd	311 Webster	504-939-7987	elle.j.j.mudd@gmail.com
8	Charles Chipman	6069 Tchoupitoulas St	504-616-2511	COO/C
9	JOE CASCIOLA	307 Webster	504-9083493	jcasciola@aol.com
10	Charlie Harrison	307 Webster	504-402-9046	charlieh1088@yahoo
11	CLAUDE CADILLAC	301 WEBSTER	899-1561	Claude F. Cadillac
12	Guthrie Weir	6025 Tchoupitoulas	460-3320	Sure13@cox.net
13	Wm McIntyre	6035 Tchoupitoulas	621-8560	mcintyre.wm14@gmail
14	Stacey Harrison	312 Webster St	444-8761	StaceyH@hotmail.com
15	Wm. G. Clark	408 Webster	597-2988	CLARK1184@bellsouth.com
16	WERR OFFICE	1420 OCTAVIA	891-9742	WERR80@JUNO.COM
17	Margaret Jones	404 Webster	897-1555	margaret@Scriptura.com
18	Megann Jones	6333 Annunciation	782-1702	megannjones@yahoo.com
19	Amy Fiska	6331 Annunciation		
20	N. Fleming	6061 Tchoupitoulas	504-0084	nflaming@bohbro.com
21	Olivia Fleming	6061 Tchoupitoulas		
22	Kent Blackwell	6330 Luttrell St	352-408	kentchundwane@acnola.com
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KEEP TCHOUP RESIDENTIAL

We are opposed to any commercial development at State and Tchoupitoulas!!!

	Name	Address	Phone	Email
1	Michael Eustis	3217 DeSoto	481-6664	1430.1020ststreetband.com
2	Frank Cole	213 S. Pierce		FRANKCOLE1@cox.net
3	Laurie Dale	1021 Moss St.		L0DAWCS@aol.com
4	Dixie Rubin	2531 Wisteria	259-4943	gofishmla@gmail.com
5	PATRICK GALLAGHER	2825 CAMBROVE	214-8356	PATGAL56@cox.NET
6	Brenden Zeller	1211 N. Bayou St.	460-5457	imzeller@me.com
E7	SUSETTE JAVIER	5987 TCH.		SUSETTE at Yahoo.com
8	Keith Mitchell	3023 Lane de la	430-2257	Keithget@aol.com
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CREATING NEW ORLEANS' FUTURE TOGETHER

2011 Master Plan Amendment Comments

Name Margory Lyman
Address 427 State St
Email — Phone 891-4246
Amendment Number PD3-4R
Planning District 3 Neighborhood 'Uptown' University Section
Comments:
Text ☐ Map ☒

I am a 78-year resident of this area (with a 30 year hiatus in Garden District). I believe it is best for N.O. That we preserve & encourage all residential use in inner city. This provides a tax base, educational stimulus & economic development. Please do not allow any further reduction of residential land use designations. [HU-RS1, RD1, RD2]



CREATING NEW ORLEANS' FUTURE TOGETHER

Draft Comprehensive Zoning Ordinance Comments

Name Amelia Finley Leonard
Address 406 State Street
Email ALBONTA2@gmail.com Phone 897-7341
Planning District 3 Neighborhood Audubon Riverside (Bartholle)
Comments:

(indicate bounding streets if commenting on zoning map or Article and Section if commenting on the text)

I support the master plan designation of Residential for the corner of State & Tchoupitoulas and the Residential Zoning with which it is compatible.

CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Mary G Bonfanti

Address 428 / State St NOLA 70118

*Email MLBONFANTI@aol.com *Phone 504-895-6149

Amendment Number PDB-4R

Planning District 3 Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas & State because there is already traffic congestion at this intersection and we have plenty of commercial businesses within walking distance! Please keep our neighborhood residential! *must contain phone and/or email contact info.
MB Bonfanti



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Susie Wrenn
Address 214 Alanzo Street
Email SUSIEWRENN@Yahoo.com Phone 504-872-1332
Amendment Number PD3-4R
Planning District 3 Neighborhood Addicks Riverside

Comments:

Text ☒ Map ☐

I support the current Master Plan designation of "Pre War Low Density Residential" for the parcel at the corner of State + Tchoupitoulas because my ~~home~~ property backs up to the rear of this property.

We are only interested in builders who will beautify the landscape with trees not more concrete. Quiet lawns, gardens, rising addition

Please comment by November 1, 2011. -cpcinfo@nola.gov -504-658-7033 -www.nolamasterplan.org
New Orleans City Planning Commission, 1340 Poydras Street, Suite 900, New Orleans, LA 70112

Submit:

What King-Lien drop plot demolition properties with 18 wheels



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Charles A. Beaumill
Address 5918 Laurel Street
+ Email hbeaumill@cox.net + Phone
Amendment Number PD3-4R
Planning District 3 Neighborhood Addicks / Riverside

Comments:

Text ☐ Map ☐

I am strongly opposed to changing the zoning designation for the proposed development on Tchoupitoulas and State Street. I am greatly concerned w/ the traffic and parking problems.

* must contain phone and/or email contact info



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Billy Wolf

Address 5922 Laurel St.

*Email

*Phone 891-7838

Amendment Number PD3-4R

Planning District 3

Neighborhood Audubon Riverside

Comments:

Text ☐ Map ☐

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas + State because it has always been residential it should stay that way, also to much congestion for that area.

* must contain phone and/or email contact info.



CREATING NEW ORLEANS' FUTURE TOGETHER

Master Plan Amendment Comments

Name Jodi Meekhof

Address 5923 Laurel St. NOLA 70115

*Email jodi-meek@yahoo.com

*Phone 504-940-7003

Amendment Number PD3-4R

Planning District 3

Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

I think that if a CRS went in on State and Tchoupitoulas, it would have a negative impact on our neighborhood. Parking would be a great concern, as well as traffic. There is a Walgreens at Jefferson and Tchoup, thus, another similar store is unnecessary.

* must contain phone and/or email contact info.



CREATING A EUROPEAN FUTURE TOGETHER

Master Plan Amendment Comments

Name Shelley Elliott

Address 5926 Laurel St

* Email selliot1@ix.netcom.com * Phone 857-9216

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐

Negative
Intrusion into residential area. Traffic jams.
No need for another CVS - There is one on Prytania.
Slow but steady erosion of residential areas being
turned into unnecessary concrete commercial enterprises.

* must contain phone and/or email contact info.



CREATING A EUROPEAN FUTURE TOGETHER

Master Plan Amendment Comments

Name Ann Forshaw

Address 5927 Laurel St

* Email AForshaw@a Cox.net * Phone

Amendment Number PD3-4R

Planning District 3 Neighborhood Audubon / Riverside

Comments:

Text ☐ Map ☐


Will change the character of my
neighborhood from residential
to commercial.

Lights will be too bright in
parking lot, traffic will
increase.

A. Forshaw

* must contain phone and/or email contact info.

PD 3-4R

 You replied on 9/28/2011 10:35 AM.**CPCinfo**


From: Michelle Lackovic [mlackovic@cox.net]
To: Yolanda W. Rodriguez; CPCinfo; stateandtchoup@yahoo.com
Cc:
Subject: proposed development on tchoupitoulas
Attachments:

Sent: Wed 9/28/2011 9:35 AM

I am writing to express my concern about the proposed zoning change for the corner of state and tchoupitoulas. This area of uptown does NOT need anymore commercial development as we are well serviced by the commerce on magazine street and the winn dixie shopping center. The small neighborhood streets in this area are already overtaxed with traffic from children's hospital, sporting/cultural events at the zoo, the fly, and audubon park, whole foods, and soon the new walgreens. The master plan smartly designates the tchoup /state corner as residential which maintains the integrity of this unique neighborhood. I strongly encourage the City Planning Commission to stick with the residential designation and reject any zone changes.

Regards
Michelle Lackovic
6026 Patton Street
NOLA

PD 3-4R

 You replied on 9/22/2011 10:56 AM.**CPCInfo****From:** angie.trotter@gmail.com on behalf of Angie Trotter**Sent:** Mon 9/19/2011 4:17 AM**To:** CPCInfo**Cc:****Subject:** Keep Residential**Attachments:**

Please keep the area of Uptown between Nashville and Audubon Park, Magazine and Tchoupitoulas RESIDENTIAL. Please no more commercial in this area. The roads cannot take any more large trucks and heavy traffic.

Thank you!
Angie Trotter
6024 Annunciation
New Orleans, LA 70118

PD 3-4R

CPCinfo

From: Bridget Kennedy [BKennedy@mrsnola.com] **Sent:** Thu 10/27/2011 11:24 AM
To: CPCinfo; Jackie B. Clarkson; 'stateandtchoup@yahoo.com'
Cc:
Subject: "KEEP TCHOUPITOULAS RESIDENTIAL!"
Attachments:

Dear Mrs. Clarkson and others:

I am a lifelong resident of the 700 block of Calhoun St. While I believe progress can be a good thing, the atrocities occurring in our lovely residential area (e.g., Pilates studio, 6300 block of Constance St., Children's Hospital, etc.) are all working to the aesthetic and functional detriment of our area. I am not an enemy of Children's Hospital, but whatever "improvements" they have made in the past years have contributed to flooding of our neighborhood during hard rains, where the water runs off of their property and into our streets, including Tchoupitoulas. This NEVER happened in our area until a few years ago and is not Katrina-related. I am greatly opposed to the industrialization of Tchoupitoulas, Nashville to the park.

I worked briefly for Children's Hosp in the past and I noticed then that they and LSU are in some sort of "cahoots" regarding not only Children's, but the DePaul Hospital and the former U.S. Army hospital on Tchoup and State streets. They are not above board on any of this. Also, the area inside the walls of the Army Hospital is full of 100-year-old oak trees and is a beautiful area. It would make me sick to see any of that destroyed in the name of "progress."

Thank you for this opportunity to voice my opinion. I sincerely hope that you will keep the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas and State streets.

Bridget S. Kennedy

714 Calhoun Street

NOLA 70118

504-895-3709

bkennedy@mrsnola.com

bkennedy13@hotmail.com

PD 3-4R

CPCinfo

From: ellen weiss [eweiss@tulane.edu] **Sent:** Thu 10/27/2011 6:39 AM
To: <cpcinfo@nola.gov> <sgguidry@nola.gov> <jbclarkson@nola.gov>
Cc:
Subject: Tchoup, Nashville to Audubon
Attachments:

I support the residential designation in the Master Plan for the southeast corner of Tchoupitoulas and State because our unique historic, (often small-house,) residential districts need to survive for the city's future. No other American city has anything like them. I also support the designation because a Master Plan needs to govern development and change, or there is no point.

Ellen Weiss
515 Nashville Ave
New Orleans LA 70115-3222

504 269 5538

PD3-4R

CPCinfo

From: Blanca Doll [blancaroblesdoll@gmail.com] **Sent:** Mon 10/31/2011 5:11 PM
To: CPCinfo; Susan G. Guidry; Jackie B. Clarkson; stateandtchoup@yahoo.com
Cc:
Subject: Amendment No. PD3-4R, Planning District 3, Neighborhood: Audubon/Riverside
Attachments:

My husband and I support the Master Plan Designation of Pre-War Low Intensity Residential (parcel at State and Tchoupitoulas). We have been living at 5830 Tchoupitoulas for the last 10+ years and have seen vast improvements to our neighborhood. It is our hope that we continue to see our neighborhood thrive. Younger people are moving into our area and our hope is that it becomes more child and family friendly. Making it commercial/residential will not be to the benefit of the neighborhood.

Sincerely,

Blanca Doll

5830 Tchoupitoulas Street

New Orleans, Louisiana 70115

(504) 891-7034

PD 3-4R

CPCinfo

From: Reuel Reis [reuelreis@gmail.com]**Sent:** Sun 10/30/2011 9:19 PM**To:** CPCinfo**Cc:****Subject:** CZO Draft**Attachments:**

Creating New Orleans' Future Together
Master Plan Amendment Comments

Name: R. Reis

Address: 212 Eleonore St. New Orleans Louisiana 70115-2131

Email: ReuelReis@gmail.comPhone: 504 - 460 - 3134

Amendment Number: PD# - 4R

Planning District: 3

Neighborhood: Audubon / Riverside

Comments:

I support the Master Plan designation of Pre - War Low Intensity Residential for the parcel at State And Tchoupitoulas because:


This is a historically residential neighborhood. Any business owners or new residents moving into an old community should try to fit in and find equilibrium with the current environment. A CVS or other chain box store at the corner of State and Tchoupitoulas does not represent equilibrium with the current residents. In fact it is a push towards commercialization of an area of up and coming home values and visual beauty that will add much more to the economic and aesthetic value of New Orleans in the short and long term. CVS or any other chain commercial building is therefore not welcomed by my self or any current resident I have spoken with.

Thank you for hearing my opinion, feel free to contact me for further exposition,

Reuel R. Reis


M.A. in Economics

26 Year Neighborhood Resident

PD3-4R
 You replied on 10/26/2011 3:55 PM.

Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

CPCinfo

From: Peter Zengel [Pzengel@lsbme.la.gov]
To: hpradecker@pugh-law.com
Cc: CPCinfo; Susan G. Guidry; stateandtchoup@yahoo.com
Subject: Commercial development at the corner of Tchoupitoulas & State Streets
Attachments:  Tchoupitoulas & State ver 2.docx(11KB)

Sent: Wed 10/26/2011 2:25 PM

Peter Zengel and Undine Jost

5958 Annunciation NOLA 70115

504-891-5958

pzengel@hotmail.com

ujost@hotmail.com

26OCT2011

New Orleans City Council and City Planning Commission,

RE: **Master Plan Amendment Number PD3-4R, Planning District 3, Audubon Riverside neighborhood** and the proposed commercial development in the vicinity of and at the intersection of State Street and Tchoupitoulas Street. **We support the residential designation** in the Master Plan for the southeast corner of Tchoupitoulas and State Streets as there is there is far too much vehicular traffic in this area and there is a severe shortage of parking.

We are, most recently, 19+ year residents of the **Bloomingdale** Area residing within a block of the intersection of State & Tchoupitoulas Streets. Previously, we had lived on Laurel St. near State St. for nearly the entire decade of the 1980's. We have seen the neighborhood change for the worse from a quiet neighborhood to a busy high vehicular traffic area. This change was caused by the huge expansion of Children's Hospital and the opening of new businesses such as the Whole Foods grocery store, the "Tchoup Shop" convenience store, Chevron gas station & Wendy's fast food outlet food at the corner of Tchoupitoulas and Joseph Streets

In light of the above, we are opposed to any further commercial development in this neighborhood in general and specifically in the vicinity of the corner of State and Tchoupitoulas Streets.

Peter Zengel and Undine Jost

PD3-4R**CPCinfo**

From: carolyn leftwich [carolynleftwich@yahoo.com]
To: CPCinfo
Cc: Susan G. Guidry
Subject: Support Mixed Use Medium Density PD3-4R, District 3
Attachments:

Sent: Tue 11/1/2011 4:08 PM

Name: Carolyn Leftwich

Address: 531 Calhoun St.

Email: carolynleftwich@yahoo.com

Phone: 214.636.0412

Amendment Number: PD3-4R

Planning District: 3

Neighborhood: Audubon Riverside

Please support the request to convert this property to Medium Density Mixed Use.

This would make for a more walkable, sustainable community while increasing the number of people who live above sea level. More people on high grounds means more resiliency in the event of future floods.

Increasing density and commercial use is also good for the city as it generates more taxes per square footage.

At the same time, the community should have input to make sure that architectural standards are exceptionally high.

People are opposing this out of fear and misunderstanding of how this kind of development can benefit them, their pocketbooks, the city coffers and the environment.

There a multitude of proven parking solutions, that when combined together, decrease parking pressures, including but not limited to: the fact that car requirements decrease as density and walkability to amenities increase; shared parking option; paid parking options decrease car traffic and parking problems, fee in lieu of parking options, etc.

Carolyn Leftwich
cell 214.636.0412

PD3-4R

Subject: Master Plan Amendment PD3-4R

From: Jeff Hardin (hardin_jeff@bellsouth.net)

To: cpcinfo@nola.gov; sgguidry@nola.gov; jbcclarkson@nola.gov;
stateandtchoup@yahoo.com;

Date: Wednesday, October 26, 2011 9:25 AM

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas and State because this is a low density residential neighborhood and it should remain as such.

Please leave our neighborhood a neighborhood and not a mixed use medium density area.

Respectfully,

Jeffery S. Hardin

6023 Patton St.

New Orleans, Louisiana 70118

(Audubon Riverside Neighborhood – Planning District 3)

504-891-7782

PD 3-4R

Subject: Master Plan Amendment PD3-4R

From: maryashley_johnson@redmusic.com (maryashley_johnson@redmusic.com)

To: cpcinfo@nola.gov; sgguidry@nola.gov; jbcclarkson@nola.gov;
stateandtchoup@yahoo.com;

Date: Tuesday, October 25, 2011 2:44 PM

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas and State because this is a low density residential neighborhood and it should remain as such.

Please leave our neighborhood a neighborhood and not a mixed use medium density area.

Respectfully,

Mary Ashley Johnson

6027 Laurel St.

NOLA 70118

(Audubon Riverside Neighborhood – Planning District 3)

504-301-3892

Mary Ashley Johnson

RED - A Division of Sony Music Entertainment

Director, National Accounts

Phone: 504-301-3896

Email: maryashley_johnson@redmusic.com

PD 3-4R

Subject: Master Plan Amendment PD3-4R
From: Beau Johnson (nolabigchief@hotmail.com)
To: cpcinfo@nola.gov; sgguidry@nola.gov; jbcclarkson@nola.gov;
stateandtchoup@yahoo.com;
Date: Tuesday, October 25, 2011 2:34 PM

I support the Residential designation in the Master Plan for the southeast corner of Tchoupitoulas and State because this is a low density residential neighborhood and it should remain as such.

Please leave our neighborhood a neighborhood and not a mixed use medium density area.

Respectfully,

Chapman G. Johnson, III

6027 Laurel St.

NOLA 70118

(Audubon Riverside Neighborhood – Planning District 3)

504-628-0996

Subject: Master Plan Amendment PD3-4R

From: Nicole Williamson (nicole@nojazzfest.com)

To: cpcinfo@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov;
stateandtchoup@yahoo.com;

Date: Wednesday, October 26, 2011 5:08 PM

PD 3-4R

As a lifelong resident of District A, Planning District 3, I am writing regarding Master Plan Amendment PD3-4R. It is my understanding that the owner of the property at State & Tchoupitoulas Streets, riverside, is attempting to change the zoning designation from residential low-density to mixed-use low-density.

I strongly urge you to deny this request.

As I reside on Tchoupitoulas Street right across from Children's Hospital, I am certainly sensitive to building and permit issues, and realize how important it is for the City of New Orleans to be active and engaged in issues that affect our built environment, those that contribute to our quality of life, and those that encourage citizens and businesses alike to continually invest in our city.

In recent memory, in this neighborhood alone, we have dealt with a proposed Children's Hospital expansion, the changes at the New Orleans Adolescent Home, Whole Foods, Romney Pilates, Walgreens, Gabrielle, the addition of Carrollton Boosters and others, all the while houses are being torn down and replaced with new ones, and yards are being paved over for driveways. All these issues are difficult, and it is well understood what a delicate balance the City must uphold, and how essential it is for its citizens to become engaged. It is also essential that neighborhood associations and our City leaders support and lead, and we are so lucky to live in a city in which all this happens.

any further.

Thank you for your consideration.

Nicole Williamson

6221 Tchoupitoulas Street

nicole@nojazzfest.com

PD 3-4R

Subject: Commercial development at the corner of Tchoupitoulas & State Streets
From: Peter Zengel (Pzengel@lsbme.la.gov)
To: hpradecker@pugh-law.com;
Cc: cpcinfo@nola.gov; sgguidry@nola.gov; stateandtchoup@yahoo.com;
Date: Wednesday, October 26, 2011 2:25 PM

Peter Zengel and Undine Jost
5958 Annunciation NOLA 70115
504-891-5958
pzengel@hotmail.com
ujost@hotmail.com

26OCT2011

New Orleans City Council and City Planning Commission,

RE: Master Plan Amendment Number PD3-4R, Planning District 3, Audubon Riverside neighborhood and the proposed commercial development in the vicinity of and at the intersection of State Street and Tchoupitoulas Street. **We support the residential designation** in the Master Plan for the southeast corner of Tchoupitoulas and State Streets as there is there is far too much vehicular traffic in this area and there is a severe shortage of parking.

We are, most recently, 19+ year residents of the **Bloomingdale** Area residing within a block of the intersection of State & Tchoupitoulas Streets. Previously, we had lived on Laurel St. near State St. for nearly the entire decade of the 1980's. We have seen the neighborhood change for the worse from a quiet neighborhood to a busy high vehicular traffic area. This change was caused by the huge expansion of Children's Hospital and the opening of new businesses such as the Whole Foods grocery store, the "Tchoup Shop" convenience store, Chevron gas station & Wendy's fast food outlet food at the corner of Tchoupitoulas and Joseph Streets

In light of the above, we are opposed to any further commercial development in this neighborhood in general and specifically in the vicinity of the corner of State and Tchoupitoulas Streets.

Peter Zengel and Undine Jost

PD 3-42

Subject: about Nashville to Audubon Park
From: marly sweeney (marlyswork@usa.net)
To: cpcinfo@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov;
stateandtchoup@yahoo.com;
Date: Friday, October 28, 2011 11:10 AM

Dear All - thank you for your attention to this issue. I live at 5934 Laurel St. and have for 21 years. I lived at 5900 S. Front St. for 4 years before that, thus in the neighborhood for 25 years! I am in support of the "RESIDENTIAL" designation in the MASTER PLAN for the area of the southeast corner of Tchoupitoulas and State St. I am in support because I believe that we have plenty of commercial activity down the street on Tchoupitoulas as well as on Magazine. I think added traffic to this area would ruin the current atmosphere we enjoy and create traffic problems.

Marly L. Sweeney
5934 Laurel St.
New Orleans, LA. 70115
899-8380 home
865-8585 work
220-5527 cell

PD3-4R

Mr. Stanley J. Herwig, Sr.
Mrs. Hilda G. Herwig
5957 Tchoupitoulas St.
New Orleans, Louisiana 70115

September 19, 2011

City Planning Commission
and City Council
1340 Poydras Street
Suite 900
New Orleans, Louisiana 70112

By Electronic Mail
ywrodriguez@nola.gov
sgguidry@nola.gov

**RE: Supporting the retention of existing
Pre-War Low Density Residential designation for Tchoupitoulas and State Streets**

Dear Ms. Rodriguez, Ms. Guidry, Commission Members and Zoning Members,

Please accept this letter as my request to maintain the Pre-War Low Density Residential designation for Tchoupitoulas and State Streets.

I have been a resident of District 3 for 83 years. I was born in the 300 block of Webster Street and grew up in the 5900 block of Magazine Street. I have been a resident at my present address for the past 43 years. Over the years of living and working in New Orleans I have seen many changes.

However, to change the current foot print of the corner of Tchoupitoulas and State Streets would cause the neighborhood undue hardship. Our immediate area is already a high traffic zone due to Children's Hospital, Audubon Park and the other Commercial Properties on along the South Front Street corridor.

Further, if the City approves the rezoning of our district to Medium Intensity Mixed Use District it would change the face of my neighborhood. In my opinion and in the opinion of my neighbors, this change would create an endless negative trickledown effect. Here are a few examples of what happens to residential neighborhoods that are commercialized: increased traffic, decrease in property values, flight of the residences, increased crime, increase in trash, etc. It would take a quiet family oriented high demand neighborhood and turn it on its head. It would now become 24 hours non-stop in and out and increased noise and traffic.

I oppose the rezoning of my neighborhood. I do not want to walk out of my front door and see any type of commercial property. As a homeowner and a lifelong resident on Tchoupitoulas, I do not want the burdens that go along with commercial property on my street. I pray that you consider my request as well as other constituents that oppose the rezoning.

Thanking you in advance for your help and consideration in this matter.

Your Neighbor,

Mr. Stanley J. Herwig, Sr.

cc: stateandtchoup@yahoo.com

Subject: Fwd: Suggestions for CZO/Master Plan
From: Kathryn "Tiki" Ryan McIntyre (kryan.mcintyre@gmail.com)
To: kpottharst@yahoo.com;
Date: Monday, October 10, 2011 7:35 PM

----- Forwarded message -----

From: "Della Graham" <dellaruc@gmail.com>
Date: Oct 10, 2011 4:58 PM
Subject: Suggestions for CZO/Master Plan
To: <pcramer@nola.gov>

Mr. Paul Cramer
City Planning Commission
City of New Orleans

Dear Mr. Cramer,

I recently attended the CZO meeting at the JCC. Thank you for providing a forum for citizens to learn and become involved in the process of planning NO for the future. Kelly Butler in Susan Guidry's office suggested I send you my thoughts. There are several areas of my neighborhood that I would like to address with you:

1) State and Tchoupitoulas (downtown/riverside corner)

I am very concerned that the developer of this parcel of land (currently containing apartment buildings) is requesting an amendment to the Master Plan to change the zoning from your recommendation of RD1, RD2 to Medical Services.

I would hate to see Children's Hospital expand to become what I see has happened in the last 30 years to the Touro Hospital area where adjacent residential properties have fallen in value due the noise, lack of parking, trash and congestion. Hospitals do not make the best neighbors. The Tchoup Shop Car Wash and Wendy's developed several years ago near this same corner of State and Tch. is a good example of bad development complete with Veteran's Highway signage that is not simpatico to our neighborhood with its historical housing stock. Your recommendation is a wise one- **State and Tch. should be residential.**

2) Lakeside of Tchoupitoulas between Octavia & Arabella

The current zoning is Light Industrial, and the CPC has proposed a change to Business designation. I think your recommendation of Business zoning is best for the neighborhood.

3) DePaul's Mental Health Facility Calhoun St.

The designation of Medical Campus allows for more intensive, denser and taller development. **Medical Services would be a better designation** for this area of our residential neighborhood.

4) Magazine Commercial Corridor

The side streets one block in from Magazine **should be zoned Residential NOT Commercial.** It's the healthy mix of residential and commercial that makes New Orleans so liveable, walkable and wonderfully urban. As long as the business are in keeping with the scale of the neighborhood, the two can coexist beautifully. However it's a constant battle for citizens who have to stand up to businesses asking for zoning waivers, most commonly parking waivers. Making that 1st block off Magazine commercial is a slippery

slope of intrusion. Please help maintain the balance between residential and business.

Again many thanks for including citizen input. Thank you for your time and efforts to get CZO and the Master Plan right for New Orleans.

Della Graham/ Scott Purinton
600 State St
New Orleans, LA 70118
(504)897-3862
dellarue@gmail.com

PD3-4R**CPCinfo**

From: Nicole Williamson [nicole@nojazzfest.com] **Sent:** Wed 10/26/2011 5:08 PM
To: CPCinfo; Susan G. Guidry; Jackie B. Clarkson; stateandtchoup@yahoo.com
Cc:
Subject: Master Plan Amendment PD3-4R
Attachments:

As a lifelong resident of District A, Planning District 3, I am writing regarding Master Plan Amendment PD3-4R. It is my understanding that the owner of the property at State & Tchoupitoulas Streets, riverside, is attempting to change the zoning designation from residential low-density to mixed-use low-density.

I strongly urge you to deny this request.

As I reside on Tchoupitoulas Street right across from Children's Hospital, I am certainly sensitive to building and permit issues, and realize how important it is for the City of New Orleans to be active and engaged in issues that affect our built environment, those that contribute to our quality of life, and those that encourage citizens and businesses alike to continually invest in our city.

In recent memory, in this neighborhood alone, we have dealt with a proposed Children's Hospital expansion, the changes at the New Orleans Adolescent Home, Whole Foods, Romney Pilates, Walgreens, Gabrielle, the addition of Carrollton Boosters and others, all the while houses are being torn down and replaced with new ones, and yards are being paved over for driveways. All these issues are difficult, and it is well understood what a delicate balance the City must uphold, and how essential it is for its citizens to become engaged. It is also essential that neighborhood associations and our City leaders support and lead, and we are so lucky to live in a city in which all this happens.

The quality of life in this neighborhood has decreased greatly in the last ten years. We are at maximum capacity. We urgently need our City leaders to stand up for its citizens who have long lived and invested in these neighborhoods. Please don't let it deteriorate any further.

Thank you for your consideration.

Nicole Williamson

6221 Tchoupitoulas Street

nicole@nojazzfest.com

Nicole Williamson

Festival Productions, Inc. - New Orleans

New Orleans Jazz & Heritage Festival presented by Shell

April 27 - May 6, 2012

www.fpi-no.com

www.nojazzfest.com

Paul Cramer

PD 3-4.R

From: James Kokemor [jkokemor@cox.net]
Sent: Thursday, January 26, 2012 6:27 AM
To: Patricia Williamson
Cc: Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: Re: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

On 1/25/2012 8:58 PM, Patricia Williamson wrote:

Neighbors, I have good and bad news. The good news is that the City Planning Commission staff is recommending to the full City Planning Commission that the site at Tchoup & State is not suitable for commercial use and we appreciate that decision. However, they have recommended that the Master Plan Future Land Use Maps (FLUM) be amended to allow for medium density residential. This decision was made prior to our opportunity to speak before the City Planning Commission and we, unfortunately, did not have time to research the impact of this change as we were unaware of the recommendation until the night of the meeting. We now have only until February 1st to submit our case so please read this rather long email and hit reply to all immediately. I have copied the CPC and Council Members Guidry and Clarkson. You may agree or disagree with my opinion so this is your opportunity to speak your mind. The full City Planning Commission will vote on this change on February 12th.

At first glance, the change seems benign enough. According to Paul Cramer, the major difference between the two zoning classifications is density and building height. Prewar low density would permit 24 units per acre (about 47 units) and a building of 35 feet (limit of three stories). The medium density would permit 36 units per acre (70 units) and a building of 40 feet (limit of three stories). There are now 68 units on the 1.95 acre site. The CPC staff advised the Planning Commission that the buildings are ugly and not in keeping with the neighborhood so they want it to remain "feasible" to redevelop the site to a more intense use. They apparently ignored the residential low density historic use of the property and "rounded up" on the density issue. Obviously, the property owner and his lawyer had some input and it is clear that he wants to maximize his investment. The apartments are scarcely occupied and not a drain on our neighborhood, but to develop them to 70 units would create a more intense density than we feel should be permitted and counter to the current master plan.

This change is against the desire of the most proximate neighbors who have been fighting to have the master plan designate the site "residential low density pre-war" since the inception of the master plan. This HAS BEEN the historic use of the surrounding neighborhood and this HAS BEEN the historic use of this property. I have lived in this neighborhood for 18 years and have been going to meetings about this issue as long as I can remember. The property owner purchased this site six months after the master plan was in place designating the site low density with the intention of redeveloping the site contrary to the master plan. He knew what he was getting into before he made the purchase. Assuming that it was business as usual, he assumed he could do whatever he wanted regardless of what the neighbors wanted or what the master plan said.

The issue here is FOR WHAT PURPOSE DO WE HAVE A MASTER PLAN? The PLAN is intended to guide the future look and feel and best interest of our neighborhoods. Serving that best interest leads to encouraging commercial use in some areas, putting industrial and institutional uses where they will not negatively impact residents, and judging what sort of density is optimum to retain or to change the character of a neighborhood. What is best?

Without the pressure from developers, the best and highest designation of this peaceful, residential end of Tchoupitoulas was deemed to be pre war low density residential.....and if any zoning in the area is to be changed - the change should be to this low density residential designation.

No one should purchase a property and expect that they will receive a zoning change counter to what is proposed in the FLUM. Predictability was the whole reason for the Master Plan - and the developer certainly knew that when he purchased the property. We insist that the Master Plan be adhered too - it is the business of the developer to "make it work" within the confines of that zoning.

It is interesting to me that the Covenant Home and DePaul's sites, which the master plan designated as "institutional", were rounded down "to" low density residential, based on the neighbors input. Historically these properties have had a much more intensive use. Unfortunately we were not given the same consideration. The argument between low and medium density may seem like splitting hairs, but when, not if, this property is re-developed, all it takes is a zoning waiver here, a conditional use allowance there, and BAM we have a major high density building at that site.

Finally, I would like to mention that these apartments were controversial when they were first built. I spoke to neighbors

1/26/2012

during this campaign that lived in the area when they were built and they were opposed to the apartments due to their density and design, being counter to the historic nature of the neighborhood. They were ignored then and now, the CPC has unfortunately recommended that the mistake be repeated in perpetuity. When will this city learn? When will the politicians listen? We love our neighborhood because it is low density pre-war residential and we want it to stay that way. Just like the neighbors around DePaul and the Covenant Home do.

At the very least, we implore the City Council and the CPC to put some kind of zoning overlay in our area that will require input from the neighbors and an architectural site plan review of some kind. Otherwise I fear that the site will be developed with square brick ugly multi-story apartments like we are seeing along Tulane Avenue. They are great along Tulane, not in the middle of our residential area. I also want to point out that if we allow the apartments to be demolished before the zoning overlay is in place, the owner can put any kind of commercial building on the site so we must remain diligent to protect our rights. The campaign is not over with the master plan. And the city council still has to vote on the change so our voices can be heard there as well.

I apologize for the length of this email and hope you have read it to the end. I implore you to hit reply to all and let the "powers that be" know that you are not satisfied with the medium density residential use. And once again, let me remind you that they are only taking comments through February 1st and will vote on February 12th. So despite our broken hearts with the Saints and the impending ease of our sorrows with Mardi Gras, please take the time to have your voice heard by the City Planning Commission and your Council representatives.

Thank you for listening. Please reply to all with your opinions ASAP. Pat

I am opposed to amending the Master Plan Future Land Use Maps to allow for medium density residential and request that you vote against such a change.

James J. Kokemor
424 Calhoun St.
New Orleans, LA 70118

PD 3-4.R

Paul Cramer

From: jon silverman [jonesilverman@gmail.com]
Sent: Thursday, January 26, 2012 7:22 AM
To: Patricia Williamson
Cc: Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: Re: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

On Wed, Jan 25, 2012 at 8:58 PM, Patricia Williamson <patwilliamsonmai@gmail.com> wrote:

Neighbors, I have good and bad news. The good news is that the City Planning Commission staff is recommending to the full City Planning Commission that the site at Tchoup & State is not suitable for commercial use and we appreciate that decision. However, they have recommended that the Master Plan Future Land Use Maps (FLUM) be amended to allow for medium density residential. This decision was made prior to our opportunity to speak before the City Planning Commission and we, unfortunately, did not have time to research the impact of this change as we were unaware of the recommendation until the night of the meeting. We now have only until February 1st to submit our case so please read this rather long email and hit reply to all immediately. I have copied the CPC and Council Members Guidry and Clarkson. You may agree or disagree with my opinion so this is your opportunity to speak your mind. The full City Planning Commission will vote on this change on February 12th.

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Finally, I would like to mention that these apartments were controversial when they were first built. I spoke to neighbors during this campaign that lived in the area when they were built and they were opposed to the apartments due to their density and design, being counter to the historic nature of the neighborhood. They were ignored then and now, the CPC has unfortunately recommended that the mistake be repeated in perpetuity. When will this city learn? When will the politicians listen? We love our neighborhood because it is low

density pre-war residential and we want it to stay that way. Just like the neighbors around DePaul and the Covenant Home do.

At the very least, we implore the City Council and the CPC to put some kind of zoning overlay in our area that will require input from the neighbors and an architectural site plan review of some kind. Otherwise I fear that the site will be developed with square brick ugly multi-story apartments like we are seeing along Tulane Avenue. They are great along Tulane, not in the middle of our residential area. I also want to point out that if we allow the apartments to be demolished before the zoning overlay is in place, the owner can put any kind of commercial building on the site so we must remain diligent to protect our rights. The campaign is not over with the master plan. And the city council still has to vote on the change so our voices can be heard there as well.

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Thank you for listening. Please reply to all with your opinions ASAP. Pat

Paul Cramer

PD 3-4.R

From: Cynthia Marshall [greatnyin@yahoo.com]
Sent: Thursday, January 26, 2012 6:51 AM
To: Andy Polmer; Angus Lind; Ann Cary; Anne Lind; Buddy Francioni; Casey & Connie Willems; Cecilia Swoboda Work; Chris Mitchell; Constance C. Willems; Courtney Faherty; Danielle Sistrunk; Deirdre & Charles LaGarde; Della Viator; Denise Charbonnet; Dennis Maguire; Donna Rehage; Evelyn Francioni; Frank and Shannon Davies; Helen Polmer; Isabelle Henderson; Jean Johnson; Judith Lafitte; Julie & David; Keith & Nicole Wood; Kevin Fontenot; Kris Pottharst; Laura & Bill O'Leary; Lisa Yip; Lisette Ecuyer; Maria Siegel; Martha Winston; middleomalley@yahoo.com; Middleton O'Malley; Middleton O'Malley; Mimi Read; paul@paulgregory.com; Pierre McGraw; Pierre McGraw; Randy Troxclair; Ron Swoboda; Rosemarie Fowler; Sharon & Larry LaHoste; stern.robert.w@gmail.com; Tara Deeney; Tiki & William McIntyre; Tom Lowenburg; Zack Harvey
Cc: Paul Cramer; Susan G. Guidry; jclarkson@nola.gov; patwilliamsonmai@gmail.com; Phil Radecker
Subject: Fw: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Neighbors & Friends -

Despite our best efforts to inform the City Planning Commission of our neighborhood's desire that the site at Tchoupitoulas & State remain at 'prewar low density' so as to maintain the nature of this wonderful neighborhood, the Commission has now recommended that the Future Land Use Maps be amended to allow medium density residential in that area!! The major difference between the two zoning classifications is density and building height (read email below). The increase in density would be reflected in greater traffic in the area (including the number of cars who now repeatedly speed by Alma Peters Playspot endangering the children in the neighborhood).

The historic use of this property has been 'low density pre-war', just as the rest of the neighborhood, and is the reason many of us purchased property in this neighborhood. Why the DePaul and Covenant Home sites which had been designated as "institutional" have now been changed to "low density residential", based on neighborhood input, and this area has been 'rounded up' to medium density, so to speak, is frustrating. It appears as if those making these decisions have never driven near this area to experience the amount of traffic that already pushes the 'veins' of State Street and Annunciation to well past their capacity. We are just a zoning waiver or conditional use allowance away from a high density building on that site!!

I urge all of you to read the email below and send your comments as soon as possible to all email addresses listed. **The deadline for responses is Feb 1st, so it's imperative we all speak up to protect our neighborhood!!!**

pcramer@nola.gov
sgguidry@nola.gov
jclarkson@nola.gov
patwilliamsonmai@gmail.com

Keep Tchoupitoulas Residential, my friends!!!!
 Cindy Marshall

----- Forwarded Message -----

1/26/2012

From: Patricia Williamson <patwilliamsonmai@gmail.com>
To: pcramer@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov
Sent: Wednesday, January 25, 2012 8:58 PM
Subject: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Neighbors, I have good and bad news. The good news is that the City Planning Commission staff is recommending to the full City Planning Commission that the site at Tchoup & State is not suitable for commercial use and we appreciate that decision. However, they have recommended that the Master Plan Future Land Use Maps (FLUM) be amended to allow for medium density residential. This decision was made prior to our opportunity to speak before the City Planning Commission and we, unfortunately, did not have time to research the impact of this change as we were unaware of the recommendation until the night of the meeting. We now have only until February 1st to submit our case so please read this rather long email and hit reply to all immediately. I have copied the CPC and Council Members Guidry and Clarkson. You may agree or disagree with my opinion so this is your opportunity to speak your mind. The full City Planning Commission will vote on this change on February 12th.

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1/26/2012

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Thank you for listening. Please reply to all with your opinions ASAP. Pat

Paul Cramer

PD 3-4.R

From: Andrew Polmer [apolmer@aol.com]
Sent: Thursday, January 26, 2012 8:12 AM
To: Cynthia Marshall
Cc: Angus Lind; Ann Cary; Anne Lind; Buddy Francioni; Casey & Connie Willems; Cecilia Swoboda Work; Chris Mitchell; Constance C. Willems; Courtney Faherty; Danielle Sistrunk; Deirdre & Charles LaGarde; Della Viator; Denise Charbonnet; Dennis Maguire; Donna Rehage; Evelyn Francioni; Frank and Shannon Davies; Helen Polmer; Isabelle Henderson; Jean Johnson; Judith Lafitte; Julie & David; Keith & Nicole Wood; Kevin Fontenot; Kris Pottharst; Laura & Bill O'Leary; Lisa Yip; Lisette Ecuyer; Maria Siegel; Martha Winston; middleomalley@yahoo.com; Middleton O'Malley; Middleton O'Malley; Mimi Read; paul@paulgregory.com; Pierre McGraw; Pierre McGraw; Randy Troxclair; Ron Swoboda; Rosemarie Fowler; Sharon & Larry LaHoste; stern.robert.w@gmail.com; Tara Deeney; Tiki & William McIntyre; Tom Lowenburg; Zack Harvey; Paul Cramer; Susan G. Guidry; jclarkson@nola.gov; patwilliamsonmai@gmail.com; Phil Radecker
Subject: Re: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

It is important to me as a 20+ year single family property owner that my neighborhood remain low density pre-war as recommended CPC.

A change in zoning that would allow high density and/or commercial high traffic around the corner from me, would make consider leaving Orleans Parish when I retire rather than staying as I had planned.

Sent from my iPhone
 See web site www.larei.com

On Jan 26, 2012, at 6:50 AM, Cynthia Marshall <greatnyin@yahoo.com> wrote:

Neighbors & Friends -

Despite our best efforts to inform the City Planning Commission of our neighborhood's desire that the site at Tchoupitoulas & State remain at 'prewar low density' so as to maintain the nature of this wonderful neighborhood, the Commission has now recommended that the Future Land Use Maps be amended to allow medium density residential in that area!! The major difference between the two zoning classifications is density and building height (read email below). The increase in density would be reflected in greater traffic in the area (including the number of cars who now repeatedly speed by Alma Peters Playspot endangering the children in the neighborhood).

The historic use of this property has been 'low density pre-war', just as the rest of the neighborhood, and is the reason many of us purchased property in this neighborhood. Why the DePaul and Covenant Home sites which had been designated as "institutional" have now been changed to "low density residential", based on neighborhood input, and this area has been 'rounded up' to medium density, so to speak, is frustrating. It appears as if those making these decisions have never driven near this area to experience the amount of traffic that already pushes the 'veins' of State Street and Annunciation to well past their capacity. We are just a zoning waiver or conditional use allowance away from a high density

building on that site!!

I urge all of you to read the email below and send your comments as soon as possible to all email addresses listed. **The deadline for responses is Feb 1st, so it's imperative we all speak up to protect our neighborhood!!!**

pcramer@nola.gov
sgguidry@nola.gov
jclarkson@nola.gov
patwilliamsonmai@gmail.com

Keep Tchoupitoulas Residential, my friends!!!!
 Cindy Marshall

----- Forwarded Message -----

From: Patricia Williamson <patwilliamsonmai@gmail.com>
To: pcramer@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov
Sent: Wednesday, January 25, 2012 8:58 PM
Subject: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Neighbors, I have good and bad news. The good news is that the City Planning Commission staff is recommending to the full City Planning Commission that the site at Tchoup & State is not suitable for commercial use and we appreciate that decision. However, they have recommended that the Master Plan Future Land Use Maps (FLUM) be amended to allow for medium density residential. This decision was made prior to our opportunity to speak before the City Planning Commission and we, unfortunately, did not have time to research the impact of this change as we were unaware of the recommendation until the night of the meeting. We now have only until February 1st to submit our case so please read this rather long email and hit reply to all immediately. I have copied the CPC and Council Members Guidry and Clarkson. You may agree or disagree with my opinion so this is your opportunity to speak your mind. The full City Planning Commission will vote on this change on February 12th.

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the confines of that zoning.

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Finally, I would like to mention that these apartments were controversial when they were first built. I spoke to neighbors during this campaign that lived in the area when they were built and they were opposed to the apartments due to their density and design, being counter to the historic nature of the neighborhood. They were ignored then and now, the CPC has unfortunately recommended that the mistake be repeated in perpetuity. When will this city learn? When will the politicians listen? We love our neighborhood because it is low density pre-war residential and we want it to stay that way. Just like the neighbors around DePaul and the Covenant Home do.

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Thank you for listening. Please reply to all with your opinions ASAP. Pat

PD 3-4.R

Paul Cramer

From: Julie Schwartz [dajumaje@cox.net]

Sent: Thursday, January 26, 2012 9:07 AM

To: Paul Cramer; Patricia Williamson; jclarkson@nola.gov; Susan G. Guidry

Subject: Zoning for Tchoupitoulas

I was thrilled to move back into this neighborhood (after 20 years at the Lakefront), and to find that it is quiet and peaceful--a great place to raise children and pets. If it has a drawback, it is traffic and parking congestion and the constant traffic on Henry Clay. Increasing the density of the housing in the neighborhood would exacerbate those problems.

If New Orleanians learned anything after Katrina, it should be that City Planning is critical to the safety, beauty, health and happiness of our city and its residents. Why not be smart about any changes we make to our neighborhoods, so that people can live in them in safety and enjoy life in our city?

I am strongly against any change that would allow further density in this neighborhood. I am strongly in favor of protecting our neighborhood --to limit residential density--through zoning.

Julie Schwartz

Paul Cramer

PD 3-4.R

From: Peter Zengel [Pzengel@lsbme.la.gov]
Sent: Thursday, January 26, 2012 9:29 AM
To: Patricia Williamson; Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: RE: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

I agree with my neighbor, Pat Williamson, that this neighborhood (The State & Tchoupitoulas Area) should remain low density residential to retain its character and charm. I oppose the proposed change (to medium density) of the Master Plan.

Best Regards,
Peter Zengel
5958 Annunciation Street
New Orleans, Louisiana 70115
504-891-5958
 pzengel@lsbme.la.gov
 pzengel@hotmail.com
 ☺>☐\$B!g☐(B

From: Patricia Williamson [mailto:patwilliamsonmai@gmail.com]
Sent: Wednesday, January 25, 2012 8:59 PM
To: pcramer@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov
Subject: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

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Paul Cramer

PD 3-4.R

From: Ann Leyens [leyens@cox.net]
Sent: Thursday, January 26, 2012 12:03 PM
To: Patricia Williamson
Cc: Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: Re: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

I live at 215 Alonzo St. I am in complete agreement with Ms. Williamson's letter. The point of the Master Plan is to not have 'same ol, same ol' when it comes to zoning issues. My neighbors and the neighborhood association(ARNA) have been emphatic in our desire to keep this area low density residential.

Thank you for your attention. Ann Leyens

On 1/25/2012 8:58 PM, Patricia Williamson wrote:

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Thank you for listening. Please reply to all with your opinions ASAP. Pat

Paul Cramer

PD 3-4.R

From: Philip Radecker [hpradecker@pugh-law.com]
Sent: Friday, January 27, 2012 2:07 PM
To: Jackie B. Clarkson; Susan G. Guidry; Eric Granderson; Paul Cramer
Cc: Patricia Williamson
Subject: PD3-4R, Corner of Tchoupitoulas and State

Ladies and Gentlemen:

Allow me to take this opportunity to express my sincere wishes that the parcel at the corner of in question at the corner of Tchoupitoulas and State remain as originally recommended by the Master Plan Future Land Use Maps, prewar low density. It is my understanding that the CPC staff is recommending to the full commission that the site is not suitable for commercial use and that is music to the ears of those of us who live in the neighborhood. However, it is also my understanding that the staff has recommended that the FLUM be amended to allow for medium density residential at the site. This recommendation ignores the current residential low density historic use of the property and poses just as much of threat to area as a commercial venture would.

My wife and I have been homeowners at 321 Alonzo Street since 1989 and have enjoyed the quiet, friendly neighborhood filled with other property owners who are equally concerned that the property in question will be used by the investor owner to maximize his investment with no regard to the quality of life issues of the neighbors. Since it appears commercial use is being turned down, the owner wants to be able to increase the density of the residences, causing just as much increased traffic, congestion, noise, drainage, and parking problems as commercial use would. There is already enough traffic on this end of Tchoupitoulas. Allowing either commercial use or higher density residential simply adds to the problem.

Because of the quiet, friendly nature of our neighborhood, there has been an influx of young professionals just beginning families. If we are to truly get our city back, we need neighborhoods like ours to bring these people back to Orleans Parish. If we allow for the type of development that is obviously being contemplated by the owner of this property, we simply give people one more excuse to look elsewhere to live.

Once again let me implore you to assist us in any way possible to keep the property where the Master Plan has suggested: prewar low density.

Thank you for your consideration.

H. Philip Radecker, Jr.
321 Alonzo St.
New Orleans, LA 70115
504-899-6592

1/27/2012

Paul Cramer

PD 3-4.R

From: Cecilia Swoboda [cecilia.swoboda@gmail.com]
Sent: Thursday, January 26, 2012 8:02 PM
To: Paul Cramer; Susan G. Guidry; Jackie B. Clarkson; ywrodriguez@nola.gov; Kelly G. Butler
Cc: patwilliamsonmai@gmail.com
Subject: FLUM

To all:

I am writing out of deep concern regarding the decision by the City Planning Commission staff to amend the Future Land Use Maps to allow medium density residential at the Tchoupitoulas and State street site.

Our neighborhood has been involved in the master plan and CZO since its inception and have consistently stated that we want the zoning changed to low density residential in order to preserve the integrity of our neighborhood. This area has been nurtured and cared for by us for many years. The quality of life we enjoy is due to the commitment of all of us who have invested in our properties and our community over a number of years. To allow an increase in the density of this area will unquestionably change its character. It will produce more traffic, congestion, noise and parking problems, not to mention the strain on public utilities. One only needs to drive down Tchoupitoulas to appreciate that fact. The only use of this site that is consistent with adjacent properties is low density residential.

Increasing the zoning classification to medium density ignores the historic use of the property and is not in the best interest of the area as many neighbors have indicated in every previous meeting on this issue. While we would all prefer that the current apartments had never been allowed on the site in question in the first place, it seems a rather specious argument to suggest that replacing them with more density will enhance the quality of life in our neighborhood.

If the purpose of the Master Plan truly is to guide the future look, feel and best interest of the neighborhood then one should not be able to purchase a property with the intention of changing the master plan.

The master plan is designed to eliminate this kind of uncertainty and favoritism.

I implore you not to support the CPC staff recommendations. This recommendation benefits one person only, not the hundreds of families who care about our neighborhood and dedicate our time to keeping it a family oriented, safe and pleasant community within this city in which to raise our children, entertain our grandchildren and live as responsible citizens.

Sincerely,
Cecilia Swoboda

PD 3-4.R

Paul Cramer

From: Patricia Williamson [patwilliamsonmai@gmail.com]
Sent: Wednesday, January 25, 2012 8:59 PM
To: Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Neighbors, I have good and bad news. The good news is that the City Planning Commission staff is recommending to the full City Planning Commission that the site at Tchoup & State is not suitable for commercial use and we appreciate that decision. However, they have recommended that the Master Plan Future Land Use Maps (FLUM) be amended to allow for medium density residential. This decision was made prior to our opportunity to speak before the City Planning Commission and we, unfortunately, did not have time to research the impact of this change as we were unaware of the recommendation until the night of the meeting. We now have only until February 1st to submit our case so please read this rather long email and hit reply to all immediately. I have copied the CPC and Council Members Guidry and Clarkson. You may agree or disagree with my opinion so this is your opportunity to speak your mind. The full City Planning Commission will vote on this change on February 12th.

At first glance, the change seems benign enough. According to Paul Cramer, the major difference between the two zoning classifications is density and building height. Prewar low density would permit 24 units per acre (about 47 units) and a building of 35 feet (limit of three stories). The medium density would permit 36 units per acre (70 units) and a building of 40 feet (limit of three stories). There are now 68 units on the 1.95 acre site. The CPC staff advised the Planning Commission that the buildings are ugly and not in keeping with the neighborhood so they want it to remain "feasible" to redevelop the site to a more intense use. They apparently ignored the residential low density historic use of the property and "rounded up" on the density issue. Obviously, the property owner and his lawyer had some input and it is clear that he wants to maximize his investment. The apartments are scarcely occupied and not a drain on our neighborhood, but to develop them to 70 units would create a more intense density than we feel should be permitted and counter to the current master plan.

This change is against the desire of the most proximate neighbors who have been fighting to have the master plan designate the site "residential low density pre-war" since the inception of the master plan. This HAS BEEN the historic use of the surrounding neighborhood and this HAS BEEN the historic use of this property. I have lived in this neighborhood for 18 years and have been going to meetings about this issue as long as I can remember. The property owner purchased this site six months after the master plan was in place designating the site low density with the intention of redeveloping the site contrary to the master plan. He knew what he was getting into before he made the purchase. Assuming that it was business as usual, he assumed he could do whatever he wanted regardless of what the neighbors wanted or what the master plan said.

The issue here is FOR WHAT PURPOSE DO WE HAVE A MASTER PLAN? The PLAN is intended to guide the future look and feel and best interest of our neighborhoods. Serving that best interest leads to encouraging commercial use in some areas, putting industrial and institutional uses where they will not negatively impact residents, and judging what sort of density is optimum to retain or to change the character of a neighborhood. What is best?

Without the pressure from developers, the best and highest designation of this peaceful, residential end of Tchoupitoulas was deemed to be pre war low density residential.....and if any zoning in the area is to be changed - the change should be to this low density residential designation.

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It is interesting to me that the Covenant Home and DePaul's sites, which the master plan designated as "institutional", were rounded down "to" low density residential, based on the neighbors input. Historically these properties have had a much more intensive use. Unfortunately we were not given the same consideration. The argument between low and medium density may seem like splitting hairs, but when, not if, this property is re-developed, all it takes is a zoning waiver here, a conditional use allowance there, and BAM we have a major high density building at that site.

Finally, I would like to mention that these apartments were controversial when they were first built. I spoke to neighbors during this campaign that lived in the area when they were built and they were opposed to the apartments due to their density and design, being counter to the historic nature of the neighborhood. They were ignored then and now, the CPC has unfortunately recommended that the mistake be repeated in perpetuity. When will this city learn? When will the politicians listen? We love our neighborhood because it is low density pre-war residential and we want it to stay that way. Just like the neighbors around DePaul and the Covenant Home do.

At the very least, we implore the City Council and the CPC to put some kind of zoning overlay in our area that will require input from the neighbors and an architectural site plan review of some kind. Otherwise I fear that the site will be developed with square brick ugly multi-story apartments like we are seeing along Tulane Avenue. They are great along Tulane, not in the middle of our residential area. I also want to

1/26/2012

point out that if we allow the apartments to be demolished before the zoning overlay is in place, the owner can put any kind of commercial building on the site so we must remain diligent to protect our rights. The campaign is not over with the master plan. And the city council still has to vote on the change so our voices can be heard there as well.

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Thank you for listening. Please reply to all with your opinions ASAP. Pat

1/26/2012

Paul Cramer

From: Julie Schwartz [dajumaje@cox.net]
Sent: Wednesday, January 25, 2012 9:48 PM
To: Patricia Williamson
Cc: Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: Re: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Pat, Thank you for keeping the residents apprised of these developments. I was thrilled to move back into this neighborhood (after 20 years at the Lakefront), and to find that it is quiet and peaceful--a great place to raise children and pets. If it has a drawback, it is traffic and parking congestion and the constant traffic on Henry Clay. Increasing the density of the housing in the neighborhood would exacerbate those problems. If New Orleanians learned anything after Katrina, it should be that City Planning is critical to the health and happiness of our city and its residents. Why not be smart about any changes we make to our neighborhoods, so that people can live in them in safety and enjoy life in our city. I am strongly against any change that would allow further density. I am strongly in favor of protecting our neighborhood --to limit residential density--through zoning. Julie Schwartz

On 1/25/2012 8:58 PM, Patricia Williamson wrote:

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Thank you for listening. Please reply to all with your opinions ASAP. Pat

Paul Cramer

From: Helen Katz CRS, BRC Latter & Blum Inc. [helenkatz@cox.net]
Sent: Wednesday, January 25, 2012 10:00 PM
To: 'Patricia Williamson'; Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: RE: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

To all concerned,

My husband, Dr. Nathan Wexler and I are in full agreement with the thoughts and objectives expressed by Patricia Williamson in the letter below. It is vitally important to us to keep our neighborhood in its present status.

Sincerely,

Helen A. Katz

Helen A. Katz, CRS, BRC
 Latter & Blum, Inc.
 200 Broadway, Suite 142
 New Orleans, LA.70118
 Direct: 504-866-2785 Cell:504-236-6825
 Email: helenkatz@cox.net
 Web: www.helenkatz.com
 Licensed by Louisiana Real Estate Commission

From: Patricia Williamson [mailto:patwilliamsonmai@gmail.com]
Sent: Wednesday, January 25, 2012 8:59 PM
To: pcramer@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov
Subject: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

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Paul Cramer

From: John Otis [john_otis@bellsouth.net]
Sent: Wednesday, January 25, 2012 11:04 PM
To: 'Patricia Williamson'; Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Cc: Jill Otis
Subject: RE: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Dear Councilpersons and Commission Members,
 At our current address since 1974, my wife and I agree with the points so clearly articulated by Patricia Williamson (below). Like her, and for those reasons, we are not satisfied with the "medium density residential use" recommendation that is being considered.
 Thank you for your attention to our concerns.

Sincerely,

Jill and John Otis

JOHN OTIS

418 Calhoun Street, New Orleans, Louisiana 70118
 504.899.2639, c504.237.8142, john_otis@bellsouth.net

From: Patricia Williamson [mailto:patwilliamsonmai@gmail.com]
Sent: Wednesday, January 25, 2012 8:59 PM
To: pcramer@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov
Subject: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

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Paul Cramer

PD 3-4.R

From: Kathie Carnahan [katliv1@gmail.com]
Sent: Thursday, January 26, 2012 3:37 PM
To: Paul Cramer; Susan G. Guidry; jclarkson@nola.gov; patwilliamsonmai@gmail.com
Subject: Keep Tchoupitoulas Residential

Please keep Tchoupitoulas Street residential - No changes for State Street and Tchoupitoulas
- *Please!!!*

Thank you for you help,
Kathie Carnahan

--
Kathie Carnahan
5908 Laurel Street
New Orleans, LA 70115

1/26/2012

Paul Cramer

PD 3-4.R

From: Richard Keiffer [keiffer@nrlssc.navy.mil]
Sent: Thursday, January 26, 2012 12:33 PM
To: Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: Re: Keep Tchoup Residential

Dear Councilpersons,

This email was forwarded to me and I whole heartedly concur with its sentiments. More than anything I think it is important to send a message to developers that they should not be buying properties with the expectation of a zoning change to suit their needs. The Master Plan will have the force of law when it is adopted. You can begin giving the process that intended spirit by denying the requested change to the historical use of this property.

Richard Keiffer

Neighbors, I have good and bad news. The good news is that the City Planning Commission staff is recommending to the full City Planning Commission that the site at Tchoup & State is not suitable for commercial use and we appreciate that decision. However, they have recommended that the Master Plan Future Land Use Maps (FLUM) be amended to allow for medium density residential. This decision was made prior to our opportunity to speak before the City Planning Commission and we, unfortunately, did not have time to research the impact of this change as we were unaware of the recommendation until the night of the meeting. We now have only until February 1st to submit our case so please read this rather long email and hit reply to all immediately. I have copied the CPC and Council Members Guidry and Clarkson. You may agree or disagree with my opinion so this is your opportunity to speak your mind. The full City Planning Commission will vote on this change on February 12th.

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Thank you for listening. Please reply to all with your opinions ASAP. Pat

PD 3-4.R

Paul Cramer

From: Rick Jacobs [Rickj732@bellsouth.net]
Sent: Thursday, January 26, 2012 12:35 PM
To: Patricia Williamson; Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: Re: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

This is an outrage. Ms. Williamson is entirely correct, why have a master plan if it is voided in the first months of its implementation.

MAKE this site a low density residential area like the rest of the neighborhood.

Thank you,

Rick Jacobs

219 Alonzo St., 70115

From: Patricia Williamson
Sent: Wednesday, January 25, 2012 8:58 PM
To: pcramer@nola.gov ; sgguidry@nola.gov ; jclarkson@nola.gov
Subject: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Neighbors, I have good and bad news. The good news is that the City Planning Commission staff is recommending to the full City Planning Commission that the site at Tchoup & State is not suitable for commercial use and we appreciate that decision. However, they have recommended that the Master Plan Future Land Use Maps (FLUM) be amended to allow for medium density residential. This decision was made prior to our opportunity to speak before the City Planning Commission and we, unfortunately, did not have time to research the impact of this change as we were unaware of the recommendation until the night of the meeting. We now have only until February 1st to submit our case so please read this rather long email and hit reply to all immediately. I have copied the CPC and Council Members Guidry and Clarkson. You may agree or disagree with my opinion so this is your opportunity to speak your mind. The full City Planning Commission will vote on this change on February 12th.

At first glance, the change seems benign enough. According to Paul Cramer, the major difference between the two zoning classifications is density and building height. Prewar low density would permit 24 units per acre (about 47 units) and a building of 35 feet (limit of three stories). The medium density would permit 36 units per acre (70 units) and a building of 40 feet (limit of three stories). There are now 68 units on the 1.95 acre site. The CPC staff advised the Planning Commission that the buildings are ugly and not in keeping with the neighborhood so they want it to remain "feasible" to redevelop the site to a more intense use. They apparently ignored the residential low density historic use of the property and "rounded up" on the density issue. Obviously, the property owner and his lawyer had some input and it is clear that he wants to maximize his investment. The apartments are scarcely occupied and not a drain on our neighborhood, but to develop them to 70 units would create a more intense density than we feel should be permitted and counter to the current master plan.

This change is against the desire of the most proximate neighbors who have been fighting to have the master plan designate the site "residential low density pre-war" since the inception of the master plan. This HAS BEEN the historic use of the surrounding neighborhood and this HAS BEEN the historic use of this property. I have lived in this neighborhood for 18 years and have been going to meetings about this issue as long as I can remember. The property owner purchased this site six months after the master plan was in place designating the site low density with the intention of redeveloping the site contrary to the master plan. He knew what he was getting into before he made the purchase. Assuming that it was business as usual, he assumed he could do whatever he wanted regardless of what the neighbors wanted or what the master plan said.

The issue here is FOR WHAT PURPOSE DO WE HAVE A MASTER PLAN? The PLAN is intended to guide the future look and feel and best interest of our neighborhoods. Serving that best interest leads to encouraging commercial use in some areas, putting industrial and institutional uses where they will not negatively impact residents, and judging what sort of density is optimum to retain or to change the character of a neighborhood. What is best?

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Paul Cramer

PD 3-4.R

From: William O'Leary [woleary4@cox.net]
Sent: Thursday, January 26, 2012 12:42 PM
To: 'Patricia Williamson'; Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: RE: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Our neighborhood is one of the few communities uptown that has managed to retain its character. Despite home renovations and new single family dwellings, we remain an active, close and involved neighborhood. That is what has attracted the new families to our area. We have a neighborhood park which we maintain. We raise money for park improvements and to make the park safe. With the influx of young families, the park is filled with laughing children. Daily, however, we must remind drivers to slow down on their short cuts through our neighborhood to get to Children's Hospital or Audubon Park. Increasing the land use to medium density will only exacerbate this problem, allowing more people to drive and populate the area. The original Master Plan called for residential low-density. I am disappointed that even though this was the plan, we are still fighting to keep it as a low-density area. Surely, the developer was aware of this before he purchased the land. It should remain as the Master Plan intended it to be, low density residential. That is what the neighborhood wants and I would hope that the council would respect the Master Plan and wishes of the neighborhood.

Thank you,
 Laura O'Leary

From: Patricia Williamson [mailto:patwilliamsonmai@gmail.com]
Sent: Wednesday, January 25, 2012 8:59 PM
To: pcramer@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov
Subject: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

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No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1901 / Virus Database: 2109/4765 - Release Date: 01/25/12

PD 3-4.R

Paul Cramer

From: Yolanda W. Rodriguez
Sent: Monday, January 30, 2012 10:04 AM
To: Dale W. Thayer
Cc: Paul Cramer
Subject: Fw: Fwd: Keep Tchoup Residential

Fyi

Yolanda W. Rodriguez
Executive Director
City Planning Commission

Sent from my BlackBerry Wireless Handheld

From: Pamela Dupuy [mailto:pameladupuy@me.com]
Sent: Monday, January 30, 2012 09:04 AM
Subject: Fwd: Keep Tchoup Residential

Dear All:

I am forwarding the e-mail below because I agree with the writer's point of view regarding my/our neighborhood, Audubon Riverside, which includes the upper Tchoupitoulas area. Please, continue to consider the voices of the neighbors regarding the zoning and land use changes that you and the CPC may apply to the entire square of property at State and Tchoupitoulas. While I understand owner's rights, I also understand impact from density levels that are inappropriate.

Please read, or read again, the letter from Pat Williamson below. She makes many valid and worthy points.

Sincerely,

Pamela Dupuy
612 Jefferson Avenue
New Orleans, Louisiana 70115
504-899-9993 home
504-919-2821 cellular
pameladupuy@me.com

Neighbors, I have good and bad news. The good news is that the City Planning Commission staff is recommending to the full City Planning Commission that the site at Tchoup & State is not suitable for commercial use and we appreciate that decision. However, they have recommended that the Master Plan Future Land Use Maps (FLUM) be amended to allow for medium density residential. This decision was made

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Pamela Dupuy
612 Jefferson Avenue
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504-899-9993 home
504-919-2821 cellular
pameladupuy@me.com

Paul Cramer

From: Della Graham [dellarue@gmail.com]
Sent: Monday, January 30, 2012 10:28 AM
To: Paul Cramer; Susan G. Guidry; Jackie B. Clarkson; Yolanda W. Rodriguez; Kelly G. Butler
Subject: Please keep Tchoupitoulas LOW DENSITY Residential

Dear Mr. Cramer, Councilpersons Guidry and Clarkson, Ms. Rodriguez and Ms. Butler:

We have been extremely concerned about the State and Tchoupitoulas site purchased by Mr. Ben Gravolet and his request (post master plan) for a different zoning designation. We feel that the low density residential designation best suits our neighborhood in the same way that the DePaul's site was recently deemed low density to complement its surrounding residential neighborhood. The uptown corner pocket of New Orleans is a tight spot congested with citywide traffic to and from Children's Hospital and Audubon Park.

Attached is the recent letter from Pat Williamson which we believe to be a thoughtful and thorough opinion that matches ours. 24 years ago my husband and I purchased our home two blocks away from State and Tchoupitoulas corner, and we want to see our neighborhood and all the other residential investors protected from over development. We strongly urge you to reconsider the recent CPC staff recommendation to grant Mr. Gravolet the medium density designation.

Thank you for your time and service,

Della Graham/Scott Purinton
 600 State St.
 New Orleans, LA 70118
dellarue@gmail.com

----- Forwarded message -----

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From: Patricia Williamson <patwilliamsonmai@gmail.com>
To: pcramer@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov
Sent: Wednesday, January 25, 2012 8:58 PM
Subject: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

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PD 3-4.R

Jon and Lindy Silverman
6018 Constance Street
New Orleans, LA 70118

January 31, 2012

City Planning Commission of New Orleans
1340 Poydras St. Ste 900
New Orleans, LA 70112
Fax 504 658-7032

Re: Proposed PD 3-4.R

The staff has proposed change to Pre-War Residential Medium Density.

Objection: We object to the intensification. We walk past the State St. side of the property weekly and would not welcome intensification.

The current apartments seem to be vacant and in disrepair, but we do not agree that more would be better. However well intended the new owner maybe, who can guarantee that a higher density would prevent the same outcome.

Please vote no to PD 3-4.R

Please maintain Master Plan designation Pre-War Residential Low Density.

Regards,

Jon and Lindy Silverman
6018 Constance St.
New Orleans, LA 70118
Cc: Hon. Susan Guidry, Hon. Jackie Clarkson

Paul Cramer

From: 81061b@cox.net
Sent: Tuesday, January 31, 2012 9:42 PM
To: jclarkson@nola.gov; Patricia Williamson; Paul Cramer; Susan G. Guidry
Subject: Re: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Please keep the area at the end of Tchoupitoulas low density as stated in the master plan. The neighborhood can not accommodate more people, cars and drainage is a continuing problem. This is a quality of life issue and the people that live in the neighborhood should be able to count on the master plan as designed. We should not have to continually fight to keep the neighborhood as it historically developed.

I agree with Ms. Williamson please do not change the zoning of the neighborhood.

Thank you.

Lourdes Burke
331 Calhoun St.

----- Patricia Williamson <patwilliamsonmai@gmail.com> wrote:

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> Finally, I would like to mention that these apartments were
> controversial when they were first built. I spoke to neighbors during
> this campaign that lived in the area when they were built and they
> were opposed to the apartments due to their density and design, being
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> So despite our broken hearts with the Saints and the impending ease of
> our sorrows with Mardi Gras, please take the time to have your voice
> heard by the City Planning Commission and your Council representatives.
>
> Thank you for listening. Please reply to all with your opinions ASAP.
> Pat

Paul Cramer

PD 3-4.R

From: Yolanda W. Rodriguez
Sent: Monday, January 30, 2012 10:01 AM
To: Dale W. Thayer
Cc: Paul Cramer
Subject: Fw: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Yolanda W. Rodriguez
Executive Director
City Planning Commission

Sent from my BlackBerry Wireless Handheld

From: Helen Katz CRS, BRC Latter & Blum Inc. [mailto:helenkatz@cox.net]
Sent: Sunday, January 29, 2012 12:47 PM
To: Yolanda W. Rodriguez
Subject: FW: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Helen A. Katz, CRS, BRC
Latter & Blum, Inc.
200 Broadway, Suite 142
New Orleans, LA.70118
Direct: 504-866-2785 Cell:504-236-6825
Email: helenkatz@cox.net
Web: www.helenkatz.com
Licensed by Louisiana Real Estate Commission

From: Helen Katz CRS, BRC Latter & Blum Inc. [mailto:helenkatz@cox.net]
Sent: Sunday, January 29, 2012 12:41 PM
To: 'jbclarkson@nola.gov'; 'ywrodriquez@nola.gov'; 'kgbutler@nola.gov'
Subject: FW: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Please see below---

Helen A. Katz, CRS, BRC
Latter & Blum, Inc.
200 Broadway, Suite 142
New Orleans, LA.70118
Direct: 504-866-2785 Cell:504-236-6825
Email: helenkatz@cox.net
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From: Helen Katz CRS, BRC Latter & Blum Inc. [mailto:helenkatz@cox.net]
Sent: Wednesday, January 25, 2012 10:00 PM
To: 'Patricia Williamson'; 'pcramer@nola.gov'; 'sgguidry@nola.gov'; 'jclarkson@nola.gov'
Subject: RE: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

To all concerned,

My husband, Dr. Nathan Wexler and I are in full agreement with the thoughts and objectives expressed by Patricia Williamson in the letter below. It is vitally important to us to keep our neighborhood in its present status.

Sincerely,

Helen A. Katz

Helen A. Katz, CRS, BRC
Latter & Blum, Inc.
200 Broadway, Suite 142
New Orleans, LA.70118
Direct: 504-866-2785 Cell:504-236-6825
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From: Patricia Williamson [mailto:patwilliamsonmai@gmail.com]
Sent: Wednesday, January 25, 2012 8:59 PM
To: pcramer@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov
Subject: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

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2/6/2012

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Finally, I would like to mention that these apartments were controversial when they were first built. I spoke to neighbors during this campaign that lived in the area when they were built and they were opposed to the apartments due to their density and design, being counter to the historic nature of the neighborhood. They were ignored then and now, the CPC has unfortunately recommended that the mistake be repeated in perpetuity. When will this city learn? When will the politicians listen? We love our neighborhood because it is low density pre-war residential and we want it to stay that way. Just like the neighbors around DePaul and the Covenant Home do.

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Thank you for listening. Please reply to all with your opinions ASAP. Pat

Paul Cramer

From: Carmen DeMarr [cdemarr1@cox.net]
Sent: Monday, January 30, 2012 9:20 PM
To: 'Patricia Williamson'; Paul Cramer; Susan G. Guidry; jclarkson@nola.gov
Subject: RE: Keep Tchoup Residential - Time Sensitive Email - Please read ASAP

Council Members Clarkson & Guidry,

I am writing to plea for your careful review of this proposed amendment change for the development at Tchoup & State to medium density use. The purpose of the Master Plan was to allow our city and neighborhoods to move forward in creating a better environment for all citizens and with the input of all citizens. This group of citizens is telling you...WE OBJECT to the change proposed.

This change will affect our neighborhood in a negative way. Lets' enforce the Master Plan as it was first intended. The Master Plan was to make sure we moved forward without losing site of one of our treasures... our neighborhoods. Our neighborhoods set us apart from other cities. I am reiterating what you already know but feel you need the reminder. I work every day as you do to keep this city the special place we all love.

Do not allow this change. If allowed, we can all agree the city is not listening to the people who live and work in these neighborhoods. Realizing that in order for the city to prosper we need to focus on development but not at the expense of our neighborhoods. Medium density residential use is not acceptable for all the reasons that have been discussed in previous meetings.

I am fortunate to live in this great neighborhood after living in the Washington DC area for 22 years. I wanted to return home to New Orleans and enjoy all the things that make this city so special. I moved back August 2005 so timing was not the best. I stayed because I knew the city would come back even better and without the business as usual attitude. So thank you for all the work you do to keep it that way.

Wishing you well as you move this city forward.
 Carmen DeMarr

From: Patricia Williamson [mailto:patwilliamsonmai@gmail.com]
Sent: Wednesday, January 25, 2012 8:59 PM
To: pcramer@nola.gov; sgguidry@nola.gov; jclarkson@nola.gov
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